



CITY OF MARSHFIELD

MEETING NOTICE

**PLAN COMMISSION
CITY OF MARSHFIELD, WISCONSIN
TUESDAY, March 18, 2014
Council Chambers Lower Level, City Hall Plaza
7:00 p.m.**

1. Call to Order. – Chairman Meyer.
2. Roll Call. – Secretary Knoeck.
3. Approval of Minutes. – February 18, 2014 Meeting
4. Rezoning request by Russ and Elliott Weiler to change the zoning from “TR-6” Two Family Residential District to “MR-12” Multi-Family Residential District, located North of East Emerald Street, between North Hume Avenue and North Anton Avenue right-of-way.
Presenter: Josh Miller – Planner/Zoning Administrator
Public Hearing Required
5. Conditional Use request by Wood County to install a 228 foot Communication Tower and Antenna, exceeding the 150 foot maximum height, with an exception to allow for a reduction to the required setback for the tower and allow a 288 square foot equipment shelter, located on the parcel west of 1600 North Chestnut Avenue, zoned “CMU” Community Mixed Use Commercial District.
Presenter: Josh Miller – Planner/Zoning Administrator
Public Hearing Required
6. Conditional Use Amendment request by the Villas at Marshfield on behalf of University Foundation – UW-Marshfield/Wood County for the 24-unit student housing complex to amend the site plan, with a larger building and an exception to the parking lot design standards, located at 2313 West 5th Street, zoned “CD” Campus Development District.
Presenter: Josh Miller – Planner/Zoning Administrator
Public Hearing Required
7. Request by Insite Inc. to allow Verizon Wireless a three month extension, until May 31, 2014, for their temporary shelter and antenna structure, located at 725 West Upham Street, zoned “SR-2” Single-Family Residential District.
Presenter: Josh Miller – Planner/Zoning Administrator
8. Discussion on Ordinance and Policy Amendments for new Development.
Presenter: Jason Angell – Director of Planning and Economic Development
9. Summary presentation of recommended 2015 – 2019 CIP as prepared by the CIP Administrative Committee.
Presenter: Steve Barg – City Administrator
10. Adjourn.

**PLAN COMMISSION
(Page 2)**

Posted this 13TH day of March, 2014 at 4:00 PM by Daniel G. Knoeck, Secretary, City Plan Commission

For additional information regarding items on the agenda, please contact Jason Angell, Director of Planning & Economic Development at 715.486.9139 or Josh Miller, Planner/Zoning Administrator at 715.486.2075.

NOTE

It is possible that members of and possibly a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Mary Anderson, Public Works Department at 630 South Central Avenue or by calling (715) 387-8424.

**CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF FEBRUARY 18, 2014**

Meeting called to order by Chairman Meyer at 7:00 PM in the Council Chambers of City Hall Plaza.

PRESENT: Mayor Meyer; Dan Knoeck, Ken Wood, John Beck; Ed Wagner and Chris Jockheck

EXCUSED: Karen Woodford

ABSENT: None

ALSO PRESENT: City Administrator Barg; Planning & Economic Development Director Angell; Planner/Zoning Administrator Miller; Planning Intern Schroeder; Nick Kumm – Marshfield Utilities; Bill Penker; and others.

PC14-07 Motion by Wood, second by Beck to recommend approval of the minutes of the January 21, 2014 City Plan Commission meeting.

Motion Carried

PUBLIC HEARING – Conditional Use Request by Todd Nelson, representing Dairy Queen to permit an “Outdoor Commercial Entertainment Use” in the “CMU” Community Mixed Use District, for the purpose of providing an outdoor seating area, located at 1600 South Roddis Avenue.

COMMENTS: None

PC14-08 Motion by Wood, second by Beck to recommend approval of a Conditional Use Request by Todd Nelson, representing Dairy Queen to permit an “Outdoor Commercial Entertainment Use” in the “CMU” Community Mixed Use District, for the purpose of providing an outdoor seating area, located at 1600 South Roddis Avenue subject to the following conditions.

- Only the new deck area may have music, provided the speakers are directed away from residentially zoned properties and must be turned off by 10:00 PM.
- Any new exterior lighting for the outdoor commercial entertainment area must meet the requirements of Section 18-104, exterior lighting requirements.

Roll call vote, all ‘Ayes’ Motion Carried

PUBLIC HEARING - Conditional Use Request by Jake Bernarde to permit a “Vehicle Repair and Service” Commercial Land Use facility in the “GI” General Industrial District, located at 1700 South Popple Avenue.

COMMENTS: None

PC14-09 Motion Wagner, second by Wood to recommend approval of the Conditional Use Request by Jake Bernarde to permit a “Vehicle Repair and Service” Commercial Land Use facility in the “GI” General Industrial District, located at 1700 South Popple Avenue subject to the following conditions:

1. Except for semi-trailers, the property may not have any exterior storage pertaining to vehicle repair and service.
2. All light vehicle repair and service work shall be by appointment only.

Motion Carried

PUBLIC HEARING - Rezoning Request by the City of Marshfield to change the zoning from “GI” General Industrial District to “SR-4” Single-Family Residential District, located in the Green Acres Estate 1st Addition preliminary plat, located south of Green Acres Estates Subdivision, between Washington and Hume Avenue.

COMMENTS: None

PC14-10 Motion Jockheck, second by Beck to recommend approval of the Rezoning Request by the City of Marshfield to change the zoning from “GI” General Industrial District to “SR-4” Single-Family Residential District, located in the Green Acres Estate 1st Addition preliminary plat, located south of Green Acres Estates Subdivision, between Washington and Hume Avenue, subject to the following condition:

- Upon a successful rezoning, the Applicant must split the subject property (Parcel #33-05225) with a Certified Survey Map.

Motion Carried

PUBLIC HEARING - Preliminary Plat of Green Acres Estate 1st Addition, a 48-lot subdivision addition to Green Acres Estate, located south of Green Acres Estates Subdivision, between Washington and Hume Avenue.

COMMENTS: None

PC14-11 Motion by Jockheck, second by Beck to recommend approval of the Preliminary Plat of Green Acres Estate 1st Addition, a 48-lot subdivision addition to Green Acres Estate, located south of Green Acres Estates Subdivision, between Washington and Hume Avenue, subject to the following conditions:

- A Certified Survey Map must be completed for the Industrial Park Subdivision parcel split.
- The approval of this plat shall void if the rezoning of the Industrial Park Subdivision parcel split from “GI” to “SR-4” is not approved.
- An exception shall be granted to allow Block 4 to exceed 1,500 square feet and Block 9 to be less than 600 feet as presented.

Motion Carried

PUBLIC HEARING - Municipal Code Amendment Request by Marshfield Utilities to Chapter 19, Subdivision and Platting, Section 19-63 of the City of Marshfield Municipal Code, pertaining to requirements for installation of underground utilities.

COMMENTS: None

PC14-12 Motion by Wood, second by Beck to recommend approval of the Municipal Code Amendment request by Marshfield Utilities to Chapter 19, Subdivision and Platting, Section 19-63 of the City of Marshfield Municipal Code, pertaining to requirements for installation of underground utilities, as presented.

Motion Carried

PUBLIC HEARING - Municipal Code Amendment to Chapter 18, General Zoning Ordinance, Section 18-103(10) of the City of Marshfield Municipal Code, pertaining to Throat Length. The amendment is being proposed in an effort to reduce the minimum throat length and allow the City Engineer the ability to increase or decrease the minimum requirements based on traffic circulation and safety concerns.

COMMENTS: None

PC14-13 Motion by Wood, second by Wagner to recommend approval of the Municipal Code Amendment to Chapter 18, General Zoning Ordinance, Section 18-103(10) of the City of Marshfield Municipal Code, pertaining to Throat Length, as proposed by staff, and request an ordinance be drafted for Common Council consideration.

Motion Carried

PC14-14 Motion by Wagner, second by Beck to recommend amending Motion PC14-13 to delete the language proposed by staff and replace it with the following:

“Throat Length. The throat length for all new nonresidential and new multiple family residential development shall be reviewed and determined by the City Engineer based upon traffic patterns and safety concerns.”

Motion Carried

Vote on PC14-13 as amended – Motion Carried

PUBLIC HEARING - Municipal Code Amendment to Chapter 18, General Zoning Ordinance, Section 18-104 of the City of Marshfield Municipal Code, pertaining to Exterior Lighting Standards. The amendment is being proposed in an effort to address architectural and landscape lighting, illumination at the right-of-way line, clarify the requirements and make it easier to implement.

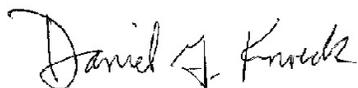
COMMENTS: None

PC14-15 Motion by Wagner, second by Wood to recommend approval of the Municipal Code Amendment to Chapter 18, General Zoning Ordinance, Section 18-104 of the City of Marshfield Municipal Code, pertaining to Exterior Lighting Standards and request an ordinance be drafted for Common Council consideration.

Motion Carried

Motion by Beck, second by Wagner that the meeting be adjourned at 8:22 PM.

Motion Carried



**Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION**



City of Marshfield Memorandum

TO: Plan Commission
FROM: Josh Miller, Planning/Zoning Administrator
DATE: March 18, 2014

RE: Rezoning request by Russ and Elliott Weiler to change the zoning from "TR-6" Two Family Residential District to "MR-12" Multi-Family Residential District, located North of East Emerald Street, between North Hume Avenue and North Anton Avenue right-of-way, legally described as:

The North 20 acres of the SW ¼ of the SE ¼ of Section 4, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin, lying north of Wood County CSM 1623, recorded in Volume 6, Page 123, except rights-of-way and except lands described in Volume 513 of Deeds at page 46.

Background

Russ and Elliot Weiler are requesting to rezone one parcel, located just east of the Marshfield High School, between North Hume Avenue and the North Anton Avenue dedicated right-of-way, and north of East Emerald Street. The parcel consists of just less than 19 acres. During the City wide rezoning that took place with the adoption of the Zoning Code on January 1, 2013, this property went from 'R-7' high density multi-family residential district to 'TR-6' Two-Family Residential District. The 'R-7' District allowed the all multi-family residences as a permitted use, whereas the current 'TR-6' District doesn't allow any multi-family uses. The property was sold in June of 2013 with the belief that the property was already zoned for multi-family. As part of the City wide rezoning, notices were sent out to properties where significant changes were proposed. According to the property owner, he never received a letter. Had he seen the letter, he would have requested the change to keep it multi-family during the open house that took place in November of 2012.

The previous owners of the property, the Egger family, did have this property rezoned in 2001 from 'R-4' Low Density Single Family Residential to 'R-7' High Density Multi-family Residential. Essentially, this rezoning request is to make a correction to the zoning map to revert the zoning back to allow for multi-family development.

Analysis

According to the 2007 City of Marshfield 20 year Comprehensive Plan this area is identified as a possible New Neighborhood Residential. The New Neighborhood Residential is described as areas of potential new residential development, which should be designed as a complete functional neighborhood. A neighborhood includes a carefully planned mixture of residential (density of 3 to 7 units per acre per the comprehensive plan), neighborhood office, neighborhood business, institutional, and public open space. This planning concept disperses higher density development throughout the community and limits the concentration of any one type of development in any one area. However, based on market pressures, limitations for planning out full neighborhoods at a time, and the existing surrounding uses, allowing the high quality multi-family component to develop could spur single family development to the north in the future.

The “TR-6” zoning district does not allow structures such as apartment complexes. Rezoning this parcel to “MR-12”, would allow for the Applicant to have a density up to 12 units per acres and the option to construct and manage additional multi-family type housing such as Townhouses, Multiplexes and Apartment complexes. Although the zoning district “MR-12” would allow additional density than what is recommended in the Comprehensive Plan, the City could still limit the density through the conditional use process, which is required for all multi-family developments with multiple buildings or with 5 or more dwelling units. Therefore, even though the zoning would allow for a greater density, future multi-family development to 7 units per acre or less.

The Master Street Plan also found in the Comprehensive Plan shows proposed future rights-of-way along the east and north property lines and present unopened right-of-way on the south and west side of the property. Depending on how this property is accessed in the future, additional right-of-way may need to be dedicated to the public.

Plan Commission Options

The Plan Commission can make the following recommendations:

1. Approval of the request with any exceptions or conditions the Commission feels are justifiable and applicable to the request.
2. Denial of the request with justification stated by the Plan Commission.
3. Table the request for further study.

Recommendation

APPROVE the rezoning request by Russ and Elliott Weiler to change the zoning from “TR-6” Two Family Residential District to “MR-12” Multi-family Residential District, located North of East Emerald Street, between North Hume Avenue and

North Anton Avenue right-of-way and direct staff to prepare an ordinance for Common Council consideration.

Attachments

1. Application
2. Rezoning Report
3. Location Map

Concurrence:



Jason Angell
Planning and Economic Development Director



Steve Barg
City Administrator



MARSHFIELD
The City in the Center

Revised: 02/13/13

**Department of
Planning & Economic Development**

City of Marshfield

P.O. Box 727

630 South Central Avenue

Marshfield, WI 54449-0727

Telephone: 715-486-9139

Fax: 715-384-7631

Email: josh.miller@ci.marshfield.wi.us

**Zoning Change
Application**

Fee: \$250.00 + \$10 per acre

Office use only

Date rec'd/ by 1-31-14

Comp Plan Amend? Y N

Site Location: Parcel 3202A
STREET ADDRESS TOWNSHIP, RANGE, SECTION

Applicant: Russ + ELLIOTT Weiler Ph: 715-387-8864 Fax:

LOT BLOCK ADDITION OR SUBDIVISION PROPERTY ID NUMBER

The Applicant is Owner Authorized Representative/Other (Describe)

Property Owner
(if different from Applicant)
Name: Russ + ELLIOTT Weiler Ph: 715-387-8864
Address: 11891 County Rd T Fax:
City: MARSHFIELD State: WI Zip Code: 54449

Lot Details
Frontage: 1200' Right-of-Way
Depth: 600' Area: 18 ACRES
Public Utilities: NONE

Present Zoning: AG Present Land Use: Farming

Request Zoning: MR12

Proposed Land Use Changes:

A rezone of the subject property is necessary for the following reasons/change in circumstances:

FOR High Density Housing

Documentation Submitted: Site Plan Proof of ownership Area Map
 Survey Photographs Other

Required documentation must be submitted to the Planning & Economic Development Department in order for the application to be placed on the Plan Commission meeting agenda. Although attendance by applicants at the Plan Commission meeting is optional, it is STRONGLY ADVISED that applicants make every effort to attend. Failure to attend can result in the denial or delay of an application due to incomplete information.

I hereby apply for a zoning change, and I acknowledge that the information above is complete and accurate; that the work will be in conformance with the ordinances and codes of the City of Marshfield and with Wisconsin Building Codes; that I understand this form is not in itself a zoning change but only an application for a zoning change and is valid only with procurement of applicable approvals.

Applicant Signature: Russel Weiler Date: 1-15-14

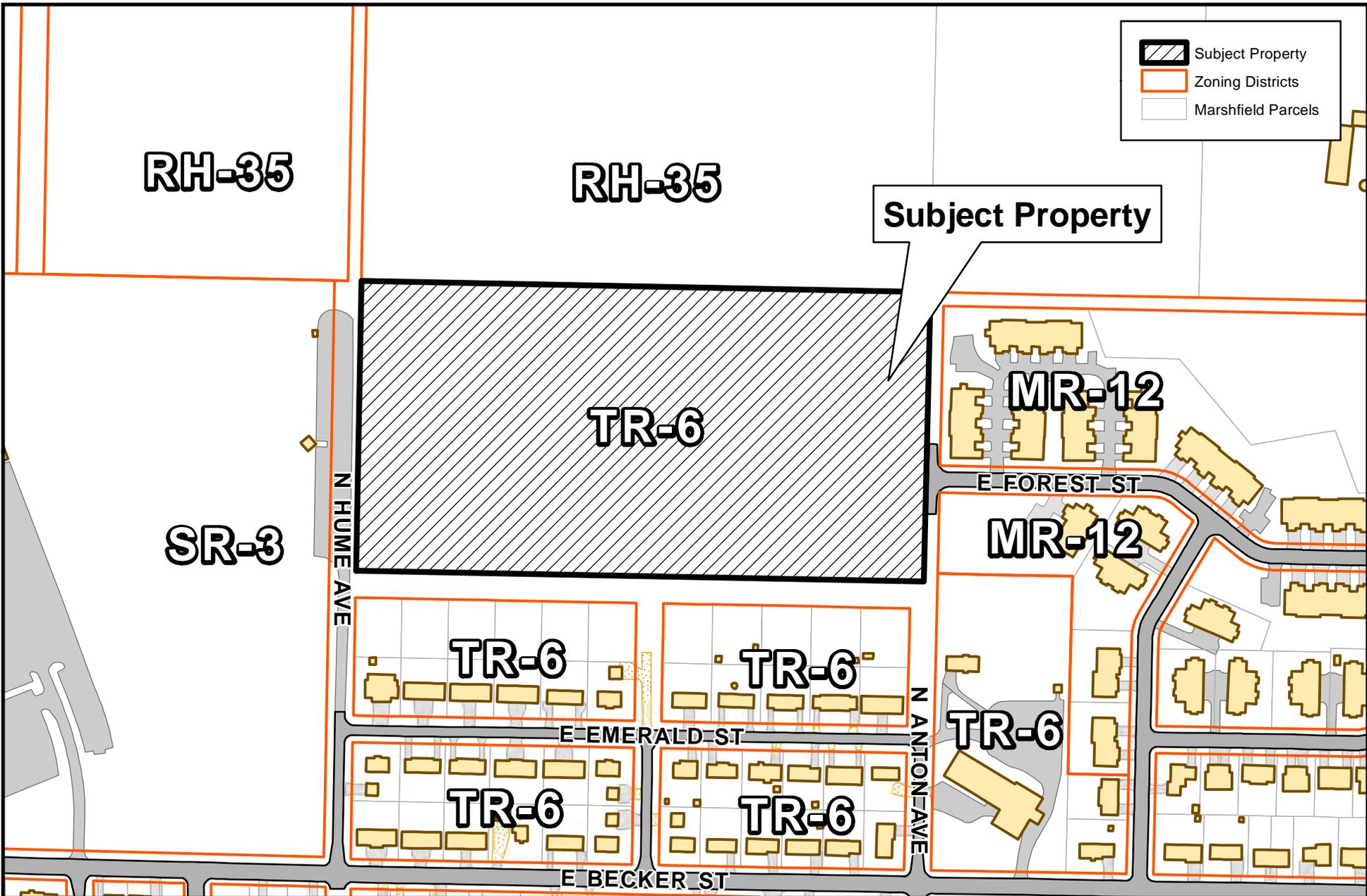


City of Marshfield Planning Commission Rezoning Report

Agenda Date: 03/18/14
Applicant: Russ and Elliott Weiler
Owner(s): Russ Weiler and Raymond Egger

Parcel Number: 33-03202A
Jurisdiction: Aldermanic District 10
Location: North of E Emerald St, between N Hume Ave and N Anton Ave right-of-way
Approx. Size of Tract: 815,707 Square Feet – 18.726 Acres
Land Use Plan: Neighborhood Mixed Use
Accessibility: North Hume Avenue
Utilities: No

Present Zoning: 'TR-6' Two-Family Residential District
Zoning Requested: 'MR-12' Multi-Family Residential District
Existing Land Use: Vacant Agriculture
Proposed use: High Density Housing
Extension of Zone: Yes, there is approximately 20 acres of 'MR-12' zoning district to the east.
History of Zoning: The property was originally zoned 'R-7' High Density Multifamily District until the City-wide rezoning took place on January 1, 2013, where the parcel was rezoned to 'TR-6' Two-Family Residential District.
Surrounding Land Use and Zoning: North: 'RH-35' Rural Holding District
East: 'MR-12' Multi-Family Residential
South: 'TR-6' Two-Family Residential
West: 'SR-3' Single Family Residential
Neighborhood Context: The area is a transitional area from developed land to a large tract of vacant land within the City limits. To the west is the Marshfield High School, there is open agriculture and wetlands to the north, large multi-family development to the east and to the south there is a strip of undeveloped two-family lots, which lacks infrastructure and a block and a half of duplex's.



Subject Property

RH-35

RH-35

TR-6

MR-12

SR-3

N HUME AVE

E FOREST ST

TR-6

TR-6

E EMERALD ST

TR-6

TR-6

TR-6

N ANTON AVE

E BECKER ST



Rezoning Request: "TR-6" to "MR-12"
City of Marshfield - Plan Commission
Meeting Date: March 18, 2014

Map Not To Scale
 For Reference Only

ATTENTION: The representation of data presented herein is intended for reference purposes only; the City of Marshfield assumes no responsibility for the accuracy of the information provided. Any duplication without consent is prohibited.



City of Marshfield Memorandum

TO: Plan Commission
FROM: Josh Miller, Planner/Zoning Administrator
DATE: March 18, 2014

RE: Conditional Use Request by Wood County to install a 228 foot Communication Tower with a 288 square foot equipment shelter, located at 1600 North Chestnut Avenue, zoned "CMU" Community Mixed Use Commercial District.

Background

Wood County Emergency Management is requesting to install a 228 foot communication tower with a 288 square foot equipment shelter, located west of 1600 North Chestnut Avenue (parcel number 33-03211AF), zoned 'CMU' Community Mixed Use District. Presently this 9 acre lot is identified as an undeveloped institutional land use that is located just south of the Fig Building and West of the Norwood Health Center. The proposed tower will be used by Wood County for emergency and public safety communication transmitting. The tower will enable the County to provide and expand emergency management operations in Marshfield.

Analysis

The proposed use will be operating 24 hours a day, 7 days per week, and will be unmanned, except for an occasional visit. The new equipment building will be approximately 288 square feet. The proposed equipment building will be located to the southeast of the proposed tower and be screened from residential properties to the south and to the west. In addition to the landscaping the mobile service facility will be enclosed by a chain link security fence. Because the subject property is land locked the Applicant is proposing an access drive off the Norwood Health Center parking lot, which is also owned by Wood County.

According to our current zoning code, no freestanding monopole or tower structure shall be closer than 100 percent of the height of the tower (228') to any property line and shall not be closer than 200 percent of the tower height (456') to any residential zone property or property designated as future residential in the Future Land Use map. The submitted site plan shows the proposed tower is located within 228 feet to the east property line, which is used for the Norwood Health Center that is also owned by Wood County and the tower is located within 190 feet of another Wood County owned property to the south zoned 'CMU'

Community Mixed Use.

The proposed location for the tower is also only 401 feet from the property line to the north. This area is shown as existing high density residential on the future land use map, but consists of office space (Marshfield Clinic's Fig Building) and staff does not consider this to be future residential. The setbacks are based on the distance from the center of the tower itself and the property lines and do not include the three supports at base that at the base extends about approximately 13 feet out from the center to support the tower (the legs are approximately 22 feet apart).

The Applicant is also requesting an exception to allow the tower to exceed 150 feet in height. The proposed tower is 228 feet tall, 78 feet greater than allowed. In addition, the tower encroaches into the Height Limitation Zoning Map requirements. The allowable elevation at the subject property is 1399 feet Above Mean Sea Level (AMSL). The proposed tower would reach an elevation of 1470 feet AMSL. In order for this height to be approved, the Airport Committee will need to review the request and the Zoning Board will need to grant a variance.

The FAA has already reviewed the request and has made a "Determination of No Hazard to Air Navigation." Therefore, the FAA views this tower as not having a negative impact to air traffic coming into the Marshfield Municipal Airport. However, Jeff Gaier from the Airport has explained that the FAA could come back and require the minimums for the approaches be raised at a later date. If the minimums are permanently raised, that could adversely affect the ability of aircraft to land at the Marshfield Municipal Airport in inclement weather.

Staff has also sent the variance request to the Ministry Spirit Medical Transportation for their comments as this tower is located within a mile of the helipad.

The zoning code does allow for tower exceptions to the setbacks and height requirements by a conditional use permit if appropriate engineering data is submitted showing that failure characteristics of the structure will not adversely impact abutting property and the structure does not encroach into airspace prescribed by FAR part 77 and the most current Marshfield Municipal Airport Height Limitation Zoning Map. The proposed tower will still require a variance, which would allow for the encroachment into the Height Limitation Zoning Map.

The tower will include a microwave antenna and a couple of additional communication antennas. The Applicant has stated that any additional antennas or additions to the structure will require an engineering study to show that the tower can support the weight of the additional equipment.

Conditional Use Decision Criteria of 18-161(6)(c):

- (a) The Zoning Administrator shall review the complete application and evaluate whether the proposed amendment:

1. Is in harmony with the recommendations of the Comprehensive Plan.

Yes, the Future Land Use map identifies this area as institutional use which includes governmental utilities.

2. Will result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future.

Because the tower is unmanned except for an occasional visit, after the tower is constructed it should not have an adverse impact on the neighborhood. Existing and proposed landscaping will supply adequate screening of the equipment shelter from adjacent residential properties.

3. Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

As far as land use is concerned the majority of the property will not change and will continue to be undeveloped.

4. The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.

The existing property is currently not served by the utilities, but the proposed use does not require sewer and water and will not have an undue burden on any public agencies.

5. The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

Other than any concerns the height may have on the approach minimums, there will be no adverse impact to the City. At this point, the FAA is stating there is no hazard to air navigation at the present location and elevation. This issue will be addressed by the Zoning Board of Appeals as part of the variance review process.

Plan Commission Options

The Plan Commission can make the following recommendations:

1. Approval of the request with any exceptions, conditions, or modifications the Commission feels are justifiable and applicable to the request.
2. Denial of the request with justification stated by the Plan Commission.
3. Table the request for further study.

Recommendation

APPROVE a conditional use request by Wood County to install a 228 foot Communication Tower with a 288 square foot equipment shelter, located at 1600 North Chestnut Avenue, zoned "CMU" Community Mixed Use Commercial District with the following conditions:

1. The Applicant must receive a variance for any height exception to the Height Limitation Zoning Overlay district.
2. The Applicant must submit engineering documents of the structure showing that failure characteristics of the structure will not adversely impact abutting property owned by others.
3. The equipment shelter must be screened from residential uses with either a 6-foot solid fence or vegetative screen.
4. The tower may exceed the 150 foot height limitation, allowing a 228 foot tall tower.
5. Exceptions to the setback requirements are allowed from the center of the tower at the following proposed setbacks:
 - a. 133 foot setback to the east property line.
 - b. 395 foot setback to the north property line.
 - c. 185 foot setback from parcel number 33-03211AG.

Attachments

1. Application
2. Location Map
3. Site Plan
4. Photo of Shelter
5. Photos of Proposed Tower Structure

Concurrence:



Jason Angell
Planning and Economic Development Director



MARSHFIELD
The City in the Center

Revised: 02/13/13

**Department of
Planning & Economic Development**

City of Marshfield
P.O. Box 727
630 South Central Avenue
Marshfield, WI 54449-0727
Telephone: 715-486-2075
Fax: 715-384-7631
Email: josh.miller@ci.marshfield.wi.us

**Conditional Use
Permit Application**

Fee: \$250.00

Office use only

Date rec'd/ by 3-3-14

Fee Receipt No. 41819

Site Location: 1600 North Chestnut Avenue

STREET ADDRESS

Applicant: Wood County Ph: 715-421-8500 Fax: 715-421-8726

Legal Description: Lot 1 of Norwood Hospital Bldg Comm CSM1, bng WC CSM 654, bng part of NW frcl NE

The Applicant is Owner Authorized Representative/Other (Describe)

**Property
Owner**

(if different
from Applicant)

Name: Wood County Ph: 715-421-8500

Address: 400 Market Street, PO Box 8095 Fax: 715-421-8726

City: Wisconsin Rapids State: WI Zip: 54495

**Detail of
Property &
Request**

Present Use(s) of Property: Health care facility and grounds

Proposed Use: Public safety communications tower equipment

Present Zoning: CMU Proposed Hours & Days of Operation 24/7, 365 days/year

Conditional Use Narrative (please provide additional pages if necessary)

Install a 228 foot self support tower in accordance with the FAA and FCC regulations. Site will also include a 12' x 24' exposed aggregate equipment building with entrance lighting. Site will be enclosed by a 50'x55' chain link security fence. Landscape installed as required.

The public interests will be advanced by granting the variance and allowing the tower at the proposed height will make radio communications available to all emergency services. The tower will enable the County to provide and expand operations in the Marshfield area via making data connectivity financially attractive while also availing the City of access to County records.

Documentation Submitted: Site Plan Survey Photographs Other

Required documentation must be submitted to the Planning & Economic Development Department in order for the application to be placed on the Plan Commission meeting agenda. Although attendance by applicants at the Plan Commission meeting is optional, it is STRONGLY ADVISED that applicants make every effort to attend. Failure to attend can result in the denial or delay of an application due to incomplete information. Fees: the required fee of \$250 shall be submitted with this application, and shall not be refunded should this application be denied.

I hereby apply for a conditional use permit, and I acknowledge that the information above is complete and accurate; that the work will be in conformance with the ordinances and codes of the City of Marshfield and with Wisconsin Statutes and Building Codes; that the Plan Commission may recommend conditions not expressly stated, prior to the meeting, in documentation or by staff, or deny in part or in whole this request; that I understand this form is not in itself a conditional use permit but only an application for one and is valid only with procurement of applicable approvals. The Common Council shall be the final approval authority for the conditional use.

Applicant Signature: Steve Kruman Date: 3-3-14

BADGER - LAND SURVEY, LLC
 2610 WEST GRAND AVE.
 WISCONSIN RAPIDS, WI 54495

PHONE: (715) 424 - 5900
 FAX: (715) 424 - 5901
 E-MAIL: blsurvey@wetc.net
 www.badgerlandsurvey.com

PREPARED FOR:
Steve Kreuser
Emergency Management / Wood County
400 Market St
Wisconsin Rapids, WI 54494-4868

© 2013, BADGER-LAND SURVEYING, INC.

IF THE SURVEYORS SEAL IS NOT RED IN COLOR, THIS MAP IS A COPY AND SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS, THE CERTIFICATION DOES NOT APPLY TO COPIES.

DRAWN BY: KW JOB#: 51700SO1

EASEMENT SURVEY

This map DOES NOT transfer property ownership. Sale or transfer of property requires a recorded deed.

BEING PART OF THE NW1/4 NE1/4 OF SECTION 5, TOWNSHIP 25 NORTH, RANGE 3 EAST, CITY OF MARSHFIELD, WOOD COUNTY, WISCONSIN, ALSO BEING PART OF LOT 1 OF WOOD COUNTY CERTIFIED SURVEY MAP NO. 654.



BENCHMARK INFO:
 PID # DJ4440
 ELEV. = 1312.63' (NAVD88)

SCALE: 1" = 20'
 0' 10' 20' 40'
 THE NORTH LINE OF THE NE1/4 ASSIGNED A BEARING OF S 89°59'22" W FOR THIS MAP.

EASEMENT DESCRIPTION:

Being part of the NW1/4 NE1/4 of Section 5, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin, also being part of Lot 1 of Wood County Certified Survey Map No. 654, bounded and described as follows;

Commencing at the N1/4 COR. 5-25-3E;
 Thence along the North Line of the NE1/4 on a bearing of N 89°59'22" E, a distance of 601.76';
 Thence S 0°31'17" W, a distance of 1203.42' being the POINT OF BEGINNING;
 Thence S 64°05'46" E, a distance of 50.00';
 Thence S 25°54'14" W, a distance of 50.00';
 Thence N 64°05'46" W, a distance of 50.00';
 Thence N 25°54'14" E, a distance of 50.00' being the POINT OF BEGINNING; subject to right-of-ways, easements, restrictions and reservations of record, IF ANY.

CERTIFICATION:

I hereby certify that such map is a correct representation of the exterior boundaries of the land surveyed and that the above map is a true representation thereof. That I have complied fully with Section AE7 of Wisconsin Statutes to the best of my knowledge and belief.

CERTIFIED CORRECT THIS 27th DAY OF NOVEMBER 2013.

Kevin M. Whipple
 KEVIN M. WHIPPLE R.L.S. 2444
 Drafted By: KEVIN WHIPPLE



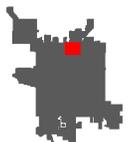


CUP - Communication Tower 1600 N Chestnut Ave
City of Marshfield - Plan Commission
Meeting Date: March 18, 2014

Map Not to Scale
 Reference Only



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Similar type building







City of Marshfield Memorandum

TO: Plan Commission
FROM: Josh Miller, Planner/Zoning Administrator
DATE: March 18, 2014

RE: Conditional Use Amendment request by the Villas at Marshfield on behalf of University Foundation – UW-Marshfield/Wood County for the 24-unit student housing complex to amend the site plan, with a larger building and an exception to the parking lot design standards, located at 2313 West 5th Street, zoned “CD” Campus Development District.

Background

On August 20, 2013 the Plan Commission approved the original conditional use request by the University of Wisconsin – Marshfield/Wood County (“the UW”) to construct a 24 unit student housing complex (Institutional Residential Apartment), located at 2313 West 5th Street, zoned “CD” Campus Development District. Recently, on January 21, 2014 the UW was approved by the Plan Commission to amend the original conditional use permit to move the parking area and housing complex approximately 70 feet to the east. Shifting the placement of the building and parking area was requested to save existing landscaping and shorten the access drive that allowed for additional green space and less impervious surfaces. They were also approved to modify the landscape plan to soften the parking area and front yard.

The Applicant is now requesting another amendment to the site plan as the footprint of the building is slightly larger than what was presented at the January public hearing and to request an exception to the Parking Lot Design standards.

Analysis

The final design of the proposed facility is 19 feet wider than what was shown on the original site plan. The proposed student housing complex is a prefabricated building. A prefabricated building is a type of building that consists of several factory built components that are assembled on-site to complete the complex. The new proposed site plan, displays the final prefabricated outline which will extend 9.5 feet further into the east and west side yards than what was originally proposed.

In the original site plan, the building is setback approximately 182 feet from the east property line. The approved amendment in January moved the complex

approximately 70 feet to the east, which was still about 112 foot setback from the east property line. Increasing the building width by 17 feet will decrease the side yard setbacks but will still insure that there is over a 100 foot setback from the east property line. The setbacks to the north and south property lines will remain the same. Staff is proposing to give some flexibility to the setbacks of up to 10 feet to the west, north, and east property lines. The minimum setback to the south would remain 25 feet.

The other feature that was changed throughout the process of revising the site plan was the number of landscape islands shown. In the original site plan and landscape plan there was 2 landscape islands in each row. Our Code (Section 18-133(2)(d)2.) states “parking spaces must be broken be a tree island at the rate of one island for each linear row of 12 parking spaces for a single-row or peninsula configuration...” The new proposed site plan shows there is only one island in the single row configuration of parking stalls nearest the building along the south parking row. This row of parking contains 25 parking spacing. The Applicant is requesting to exceed the maximum number of parking stalls (12) in a single row configuration by one stall. The proposed site plan shows one landscape island to break up this row of 25 stall to 12 stalls in a row on one side and 13 stalls in a row on the other. This request will not reduce the amount of landscaping proposed in the initial landscape plan, but will disperse the points throughout the parking area.

Since the January Plan Commission meeting, the Applicant has submitted a landscape plan that meets the requirements of the conditions listed in the approved Conditional Use Permit.

There are other minor changes such as revised site grading and drainage, revised pedestrian ramp and crossing, removal of steps to the building on the west side, and removal of the fire pit.

The amended conditions in Resolution No. 2014-02 from January 21, 2014 PC Meeting:

- The 24 unit student housing complex, parking area and access drive may be constructed as presented.
- The following proposed changes to the landscape plan are allowed as presented:
 - The street frontage landscaping along West 5th Street may to be planted throughout the provided front yard.
 - The street frontage landscape requirements are not limited to 50% medium or decorative trees. Shrubs may be allowed to meet the required points.
 - The east and west landscape islands in the middle row of the parking area may be removed and the dedicated landscape points shall be distributed along the perimeter of the parking area.
 - Landscape points shall be based on the current landscape code.

- A solid 6 foot tall privacy fence shall be placed within the required bufferyard, along the north property line and along Larch Avenue at a minimum 3 foot setback to screen the stormwater pond.
- The landscaping must be installed prior to the certificate of occupancy being issued.

Since an acceptable landscape plan has now been submitted, staff is recommending a removal of those conditions.

Plan Commission Options

The Plan Commission can make the following recommendations:

1. Approval of the request with any exceptions, conditions, or modifications the Commission feels are justifiable and applicable to the request.
2. Denial of the request with justification stated by the Plan Commission.
3. Table the request for further study.

Recommendation

Approve the Conditional Use Amendment by Villas at Marshfield on behalf of the University of Wisconsin Marshfield/Wood County for the student housing complex, located at 2313 West 5th Street, zoned “CD” Campus Development District and to replace the existing conditions with the following:

1. The 24 unit student housing complex, parking area and access drive may be constructed as presented.
2. The Landscape Plan is approved as presented including the placement of a 6-foot privacy fence along the Larch Avenue right-of-way (minimum 3 foot setback from the right-of-way) to the south edge of the stormwater pond.
3. The landscaping must be installed prior to the certificate of occupancy being issued.
4. The Site Plan is approved as presented including any minor changes to the site plan and the building may not be shifted more than 10 feet closer to the west, north, or east property lines than presented.
5. The parking lot design is approved as presented including an exception to allow 13 adjacent parking stalls between landscaped islands along the south parking row aisle and allow up to 103 parking stalls – exceeding the minimum required number of spaces by more than 25%.
6. Sidewalks and other minor site improvements may be installed at a later date without the need for an amendment to the Conditional Use Permit.

Attachments

1. Application
2. Location Map
3. Amended Site Plan (January 21, 2014)
4. Site Plan Showing Original and Proposed Footprint

5. Landscape Plan (original)
6. Landscape Plan (proposed)
7. Elevations

Concurrence:



Jason Angell
Planning and Economic Development Director



MARSHFIELD
The City in the Center

Revised: 02/13/13

**Department of
Planning & Economic Development**

City of Marshfield
P.O. Box 727
630 South Central Avenue
Marshfield, WI 54449-0727
Telephone: 715-486-2075
Fax: 715-384-7631

Email: josh.miller@ci.marshfield.wi.us

**Conditional Use
Permit Application**

Fee: \$250.00

Office use only

Date rec'd/ by

Fee Receipt No.

Site Location:

STREET ADDRESS

Applicant: Ph: Fax:

Legal Description:

The Applicant is Owner Authorized Representative/Other (Describe)

Property Owner (if different from Applicant)	Name: <input type="text" value="UNIVERSITY FOUNDATION"/>	Ph: <input type="text" value="715-384-1738"/>
	Address: <input type="text" value="2000 W. 5<sup>th</sup> STREET"/>	Fax: <input type="text"/>
	City: <input type="text" value="MARSHFIELD"/>	State: <input type="text" value="WI"/> Zip: <input type="text" value="54449"/>

Detail of Property & Request	Present Use(s) of Property: <input type="text" value="VACANT GROUND"/>
	Proposed Use: <input type="text" value="STUDENT HOUSING"/>
	<input type="text"/>
Present Zoning: <input type="text"/>	Proposed Hours & Days of Operation <input type="text"/>

Conditional Use Narrative (please provide additional pages if necessary)

STUDENT HOUSING BUILDING SITE AND BUILDING SIZE INCREASED

Documentation Submitted: Site Plan Survey Photographs Other

Required documentation must be submitted to the Planning & Economic Development Department in order for the application to be placed on the Plan Commission meeting agenda. Although attendance by applicants at the Plan Commission meeting is optional, it is STRONGLY ADVISED that applicants make every effort to attend. Failure to attend can result in the denial or delay of an application due to incomplete information. Fees: the required fee of \$250 shall be submitted with this application, and shall not be refunded should this application be denied.

I hereby apply for a conditional use permit, and I acknowledge that the information above is complete and accurate; that the work will be in conformance with the ordinances and codes of the City of Marshfield and with Wisconsin Statutes and Building Codes; that the Plan Commission may recommend conditions not expressly stated, prior to the meeting, in documentation or by staff, or deny in part or in whole this request; that I understand this form is not in itself a conditional use permit but only an application for one and is valid only with procurement of applicable approvals. The Common Council shall be the final approval authority for the conditional use.

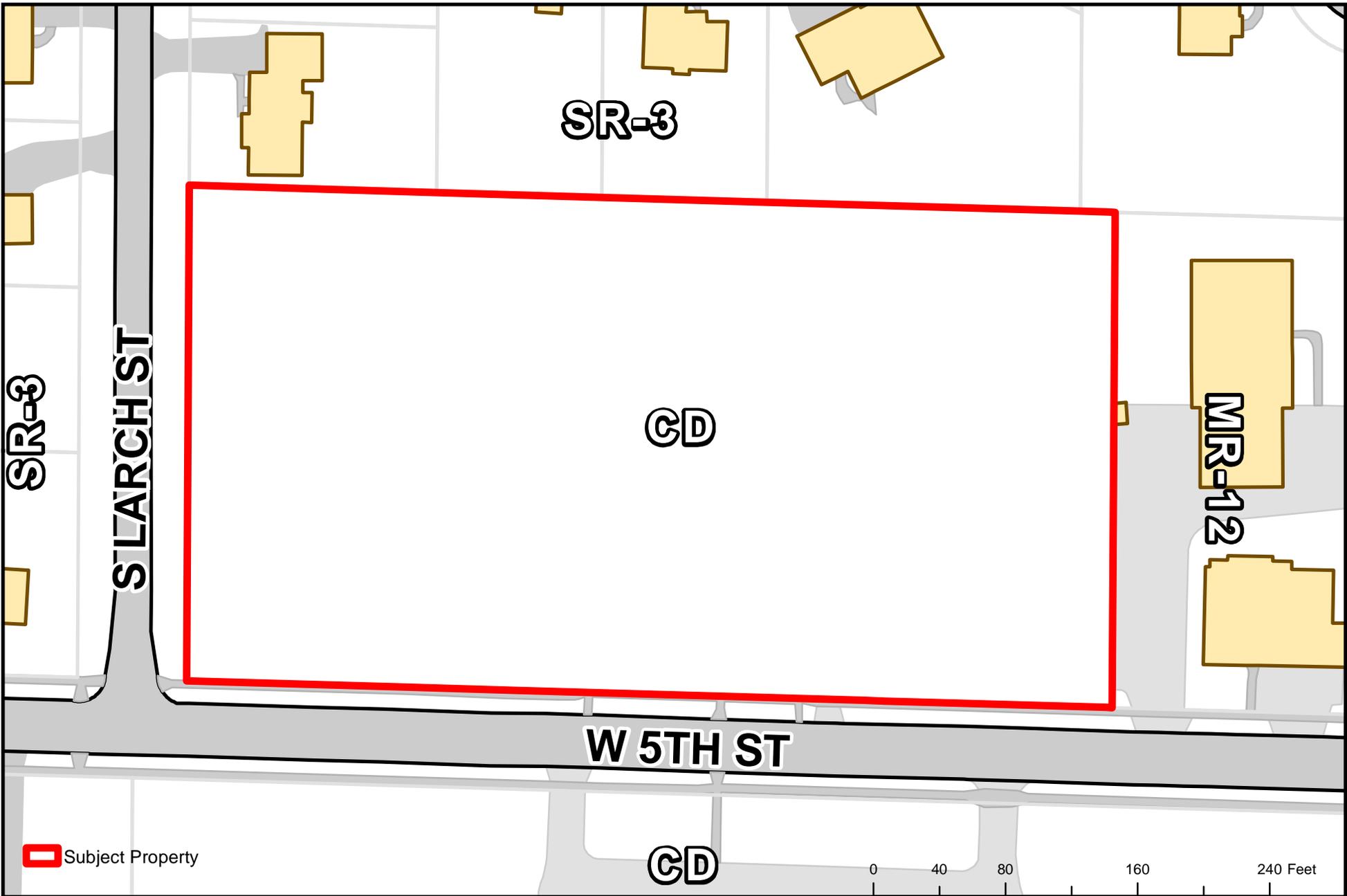
Applicant Signature: Date:

Summary of Civil Site changes to: THE VILLAS AT UW MARSHFIELD

The following list includes changes made to the Site Civil plans from the submittal to the City of Marshfield for the Design Review Team (DRT) meeting on January 8, 2014. It includes changes based on DRT comments and additional changes made at the request of Bluffstone subsequent to that meeting.

- Revised Site Grading and Drainage
 - Ditch slope north of parking lot revised
 - General grading and drainage SE of building and west of building
- Revised Pedestrian Ramp and Crossing with as requested.
- Revised Parking lot layout and location of landscaped islands
 - Handicap stalls have been moved to center of building
 - 103 stall total (4 handicap)
- Darkened R/W and Property lines and labeled 25' setback to front of building on Site Plan as requested
- Removed steps to building on west side.
- Removed sidewalk from the sides of building to 5th Street.
- Revised Landscape Plan (to be submitted by (2/28/14))
 - Added a note to save Evergreen Trees
- Removed the Fire Pit as requested
- Updated the photometric to property lines as requested

Dated: February 27, 2014



CUP - UW Housing Project 2313 W 5th St
City of Marshfield - Plan Commission
Meeting Date: March 18, 2014

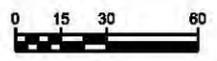
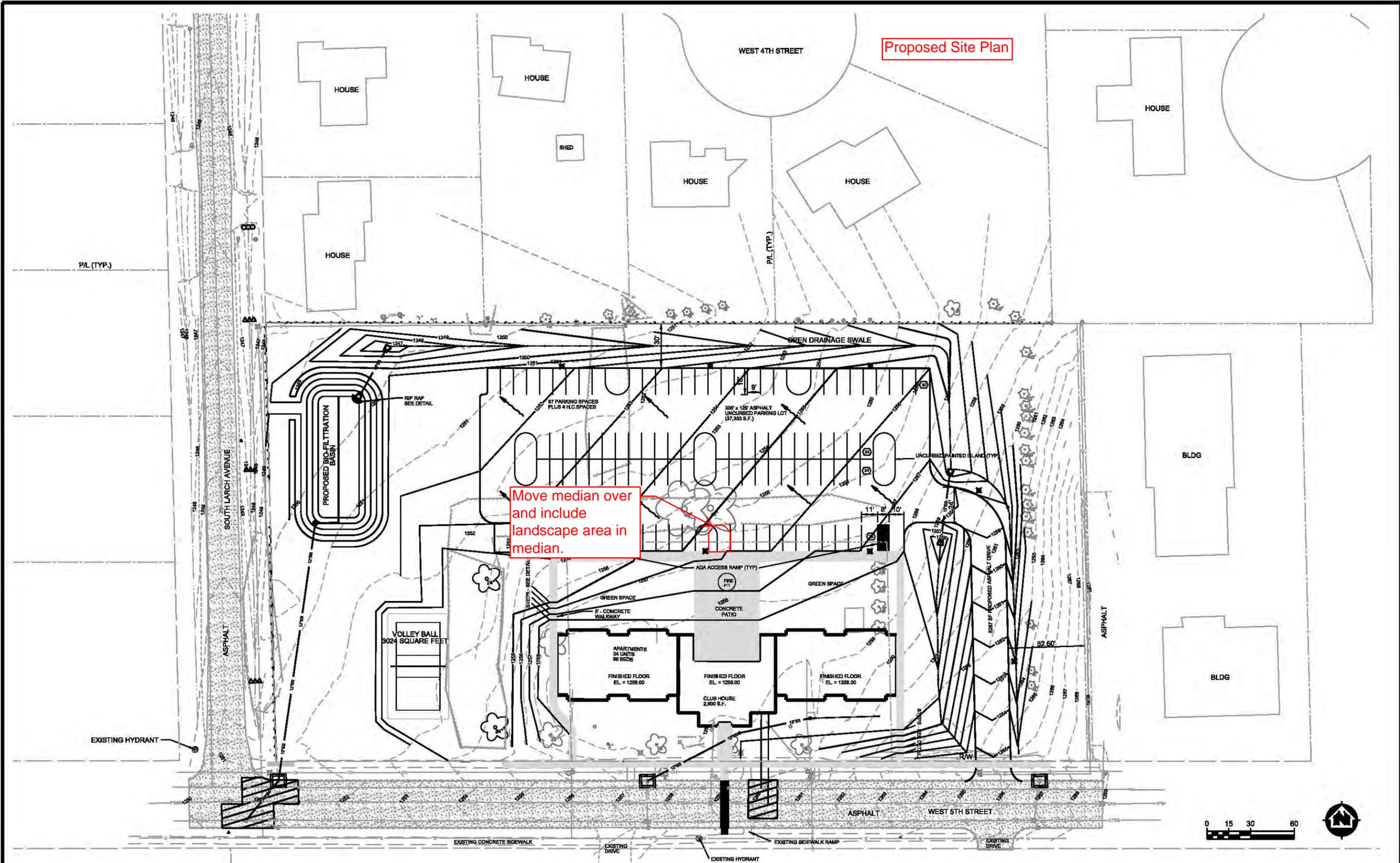
Map Not to Scale
Reference Only



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Proposed Site Plan

Move median over and include landscape area in median.



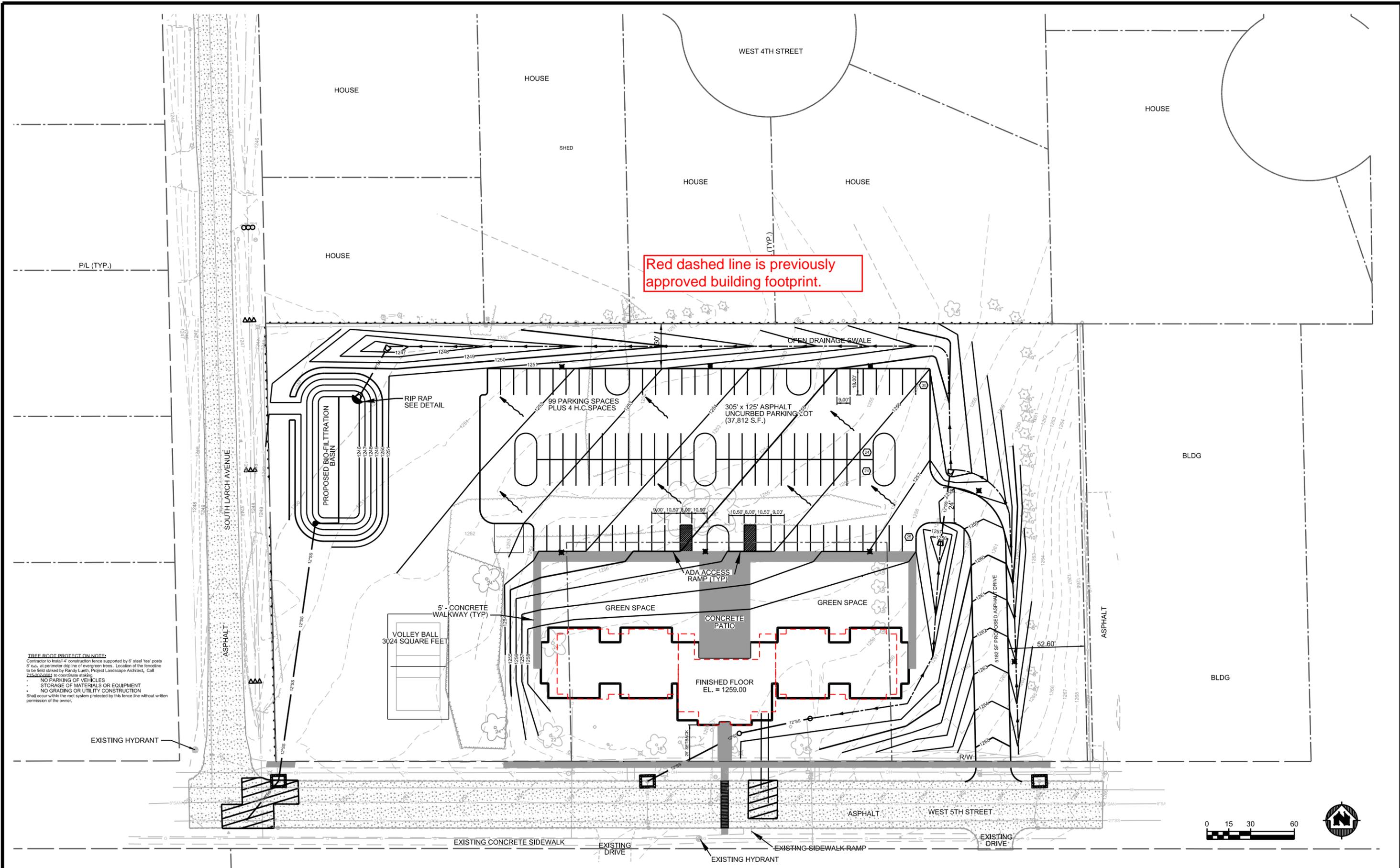
PROJECT NO.	SCALE	NO.	DATE	REVISION	BY
1512700	AS SHOWN				
PROJECT DATE	DRAWN BY				
12/20/14	ASP				
CHECKED BY					
THT					
PLOT DATE	See Plot Date 12/20/14 1:17:51 PM				

MSA
 TRANSPORTATION • MUNICIPAL DEVELOPMENT • ENVIRONMENTAL
 146 North Central Ave. Marshfield, WI 54449
 715-384-2133 1-877-204-0572 Fax: 715-384-9787
 Web Address: www.msa-ps.com
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SITE PLAN

THE VILLAS AT UW MARSHFIELD
 BLUFFSTONE, LLC
 CITY OF MARSHFIELD, WI

FILE NO.
15127000
 SHEET
G-12



Red dashed line is previously approved building footprint.

TREE ROOT PROTECTION NOTE:
 Contractor to install 4' construction fence supported by 6" steel 'tee' posts 8' o.c. at perimeter dieline of evergreen trees. Location of the fence line to be field staked by Randy Lueth, Project Landscape Architect, Call 414-224-2222 to coordinate staking.
 - NO PARKING OF VEHICLES
 - STORAGE OF MATERIALS OR EQUIPMENT
 - NO GRADING OR UTILITY CONSTRUCTION
 Shall occur within the root system protected by this fence line without written permission of the owner.

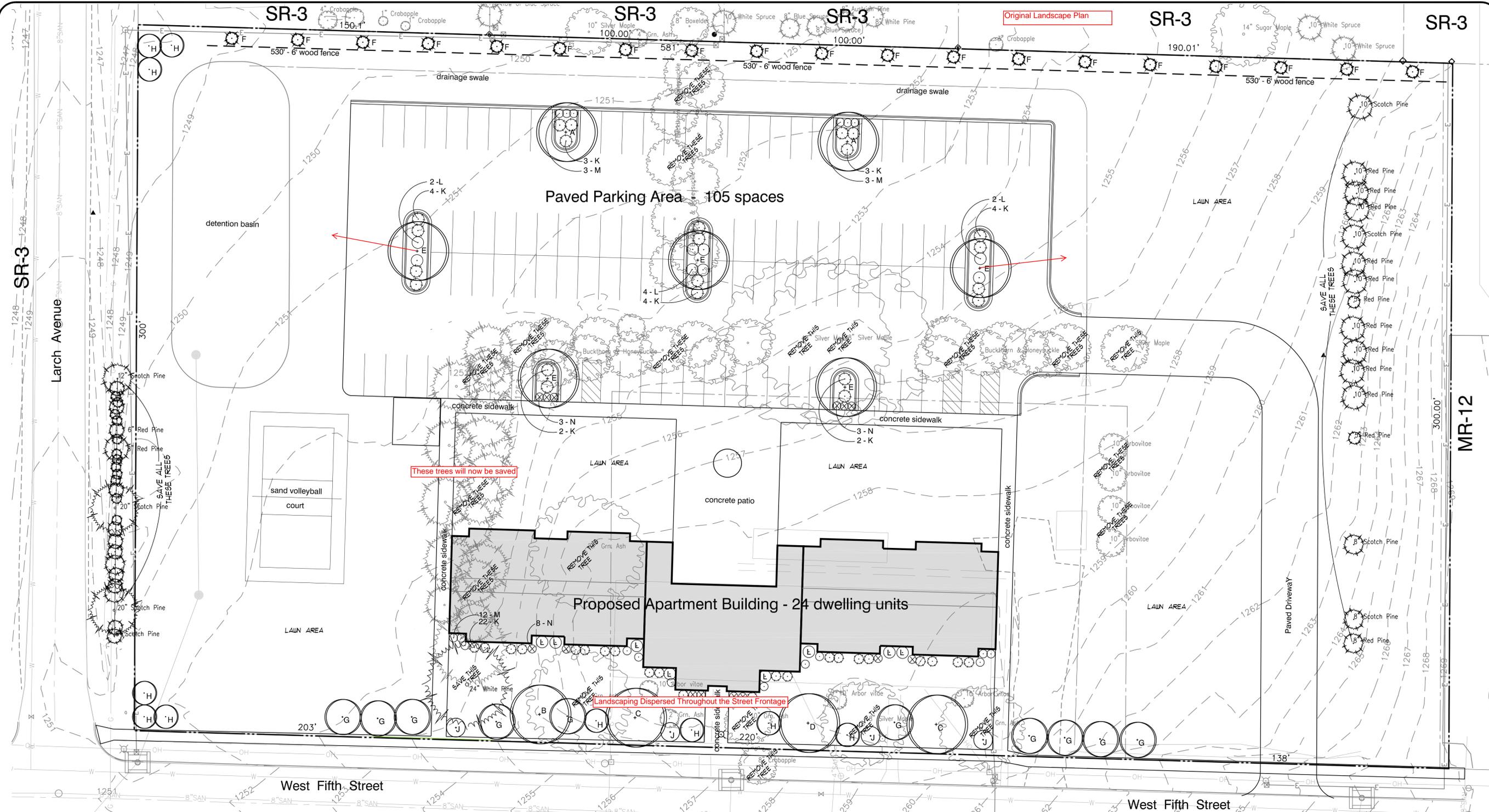
PROJECT NO.	SCALE	NO.	DATE	REVISION	BY
15127000	AS SHOWN				
PROJECT DATE: 02/27/14	DRAWN BY: ASP	1	01/03/14	ENTIRE PLAN REVISED	DWR
CHECKED BY: TRT		2	02/27/14	PARKING LOT LANDSCAPE ISLAND REVISED	DWR
PLOT DATE: Site Plan.dwg 3/13/2014 8:57:33 AM dms					

MSA
 TRANSPORTATION • MUNICIPAL DEVELOPMENT • ENVIRONMENTAL
 146 North Central Ave, Marshfield, WI 54449
 715-384-2133 1-877-204-0572 Fax: 715-384-9787
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SITE PLAN

THE VILLAS AT UW MARSHFIELD
 BLUFFSTONE, LLC
 CITY OF MARSHFIELD, WI

FILE NO. 15127000
 SHEET G-12

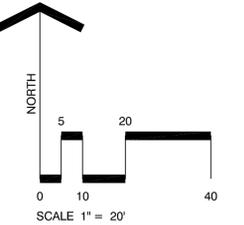


Site Data:
Existing Zoning - CD
Area of New Paving - 50,737 sf (parking lot, walks & patio)
Lot Area = 174,300 sf, 4.0 ac.
Total Street Frontage = 881'
Building Street Frontage - 234'

Plant List

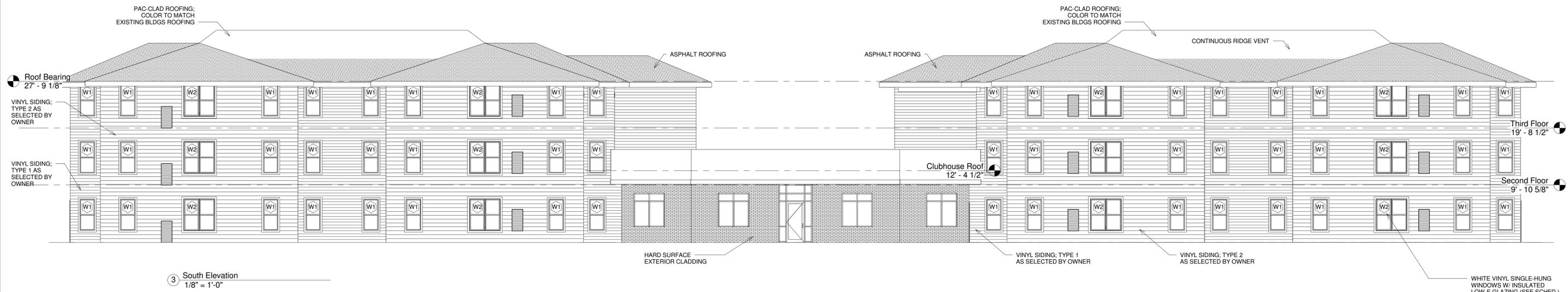
common name/botanical name	
A Shademaster Honeylocust <i>Gleditsia triacanthos inermis 'Shademaster'</i>	
B Red Oak <i>Quercus rubra</i>	
C Sugar Maple <i>Acer saccharum</i>	
D American Linden <i>Tilia americana</i>	
E Hackberry <i>Celtis occidentalis</i>	
F White Spruce <i>Picea glauca</i>	
G Japanese Tree Lilac <i>Syringa reticulata</i>	
H 'Pink Spires' Crabapple <i>Malus 'Pink Spires'</i>	
J 'Autumn Brilliance' Serviceberry <i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	
K Sea-green Juniper <i>Juniperus x pfitzeriana 'Sea Green'</i>	
L 'Miss Kim' Lilac <i>Syringa patula 'Miss Kim'</i>	
M 'Little Devil' Ninebark <i>Physocarpus opulifolius 'Dona May'</i>	
N Anthony Waterer Spirea <i>Spiraea x bumalda 'Anthony Waterer'</i>	

Planting Notes:
1. NO SUBSTITUTIONS IN SIZE OR SPECIES WILL BE ACCEPTED WITHOUT WRITTEN APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT. IF ANY UNAUTHORIZED SUBSTITUTIONS ARE MADE BY THE OWNER OR CONTRACTOR THE PROJECT LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE GROWTH OR PERFORMANCE OF THE PLANT MATERIAL.
2. ALL NURSERY STOCK MUST MEET THE MINIMUM STANDARDS ESTABLISHED IN THE MOST RECENT EDITION OF THE 'AMERICAN STANDARDS FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

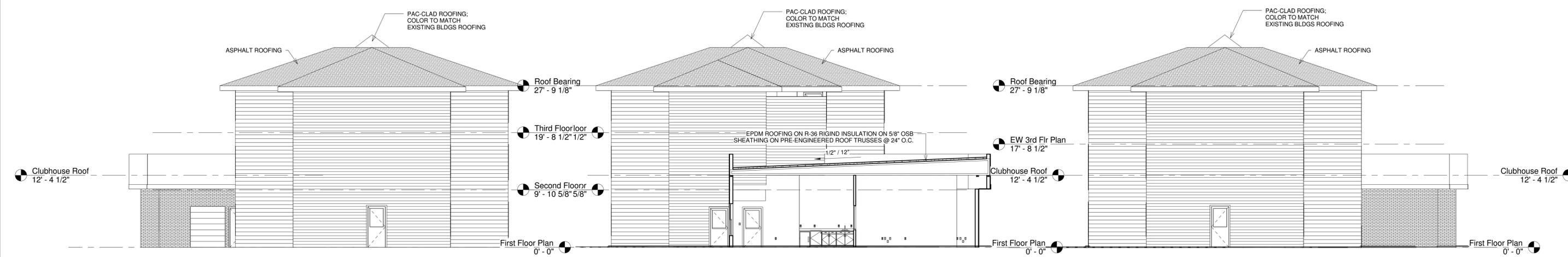


I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT IN THE STATE OF WISCONSIN.

Randy D. Lueth
RANDY D. LUETH, A.S.L.A. LICENSE EXPIRES: 7-31-2014



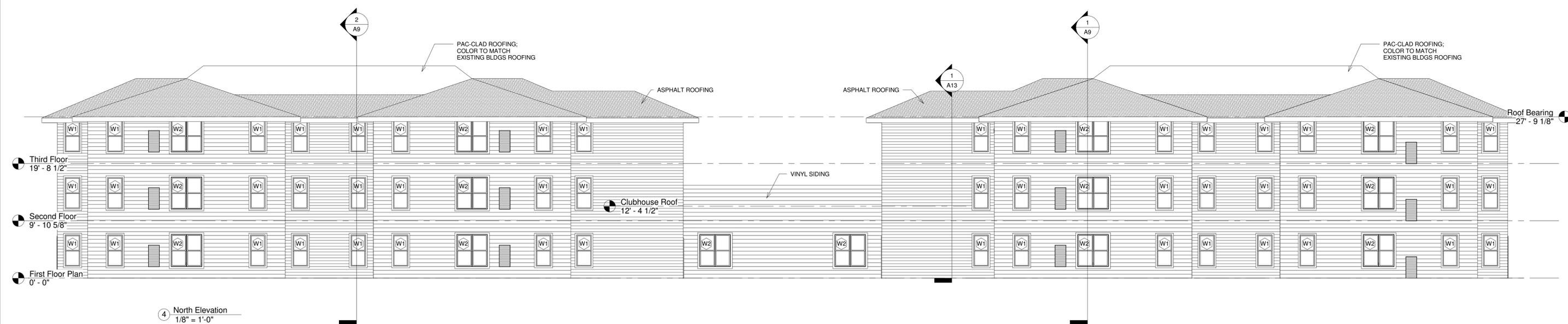
3 South Elevation
1/8" = 1'-0"



2 East Elevation
1/8" = 1'-0"

5 Courtyard West Elevation
1/8" = 1'-0"

1 West Elevation
1/8" = 1'-0"



4 North Elevation
1/8" = 1'-0"

JosephArchitecturalGroup, P.C.
4330 11th Street
Rock Island, Illinois 61201
Phone: 309.786.9920
Fax: 309.786.9924

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CONSENT.

REVISIONS
A
A
A

Design Drawings for:
The Villas at UW Marshfield
Marshfield, Wisconsin

Elevations

DATE
7 March 2014

A4
PROJECT NO.
#03113



City of Marshfield Memorandum

TO: Plan Commission
FROM: Josh Miller, Planner/Zoning Administrator
DATE: March 18, 2014

RE: Request by Insite Inc. to allow Verizon Wireless a three month extension, until May 31, 2014, for their temporary shelter and antenna structure, located at 725 West Upham Street, zoned "SR-2" Single-Family Residential District.

Background

For the past 12 months, Verizon Wireless has had a temporary antenna and equipment vehicle stationed at 725 W Upham St. Insite, Inc., a representative for Verizon Wireless, has contacted the City and is requesting permission to use the temporary antenna at this location for an additional three months, until May 31, 2014.

Analysis

Communication Antennas are a permitted use in the 'SR-2' district, however, the zoning code states that they may be placed on communication towers or commercial buildings. The property is a residence with a conditional use permit for a home occupation. Generally, this would not be a suitable location for a permanent communication antenna and equipment shelter, but due to the temporary nature of the antenna and the agreement between the Applicant and staff, we felt the location would be acceptable on a limited basis. The zoning code does allow temporary uses for up to 12 months, however, a communication antenna is not specifically described as one of those uses.

Originally, the agreement was from March 1, 2013 through August 31, 2013. However, negotiations with Marshfield Utilities took longer than anticipated and the Applicant asked for a 6 month extension to allow the temporary antennas to remain. Since there hadn't been any complaints from the neighbors, the antennas and equipment building were a pretty minimal intrusion into the neighborhood, and the zoning code generally allows administrative approval for temporary structures up to 12 months, staff granted an extension for the use of the temporary antennas until March 1, 2014.

Due to the long negotiation process, and the harsh winter, the lease agreement and the construction and installation of the equipment shelter and antennas has

taken longer than anticipated and the Applicant is requesting an additional 3 months to be up and running on the West Doege Street site. An agreement between Verizon Wireless and Marshfield Utilities has been reached. Now they are just waiting for the weather to warm up so they can install the equipment shelter and antennas.

The Applicant did receive a Conditional Use Permit in December of 2013 to allow for the installation of an equipment building on the West Doege Water tower site.

Plan Commission Options

The Plan Commission can make the following recommendations:

1. Approval of the request with any exceptions, conditions, or modifications the Commission feels are justifiable and applicable to the request.
2. Denial of the request with justification stated by the Plan Commission.
3. Table the request for further study.

Recommendation

APPROVE a three month extension of a temporary use and equipment vehicle, located 725 West Upham Street, zoned "SR-2" Single Family Residential District with the following condition:

1. The antenna and equipment vehicle must be removed no later than May 31, 2014.

Attachments

1. Temporary Agreements
2. Location Map

Concurrence:



Jason Angell
Planning and Economic Development Director



Josh Miller
Zoning Administrator
Department of Planning & Economic Development
City of Marshfield
630 S. Central Avenue
PO Box 727
Marshfield, WI 54449
(608) 527-2390

Re: Temporary Antenna Deployment at 725 W. Upham, Marshfield, WI 54449

Dear Josh,

It is the intention of Insite, Inc. on behalf of Verizon Wireless, to install a temporary antenna and temporary auxiliary van at 725 W. Upham, Marshfield, WI 54449. Attached is one (1) street view of the site showing the antenna and van locations shaded in red. Please note that the shaded areas are approximations drawn to provide an idea as to where the equipment will be located and are not to scale. For this antenna deployment, temporary is defined as a period not to exceed six (6) months and will begin on March 1, 2013 and continue as needed up until August 31, 2013. Antennas will be temporarily mounted on the roof of the building at 725 W. Upham. A specific model of antenna best suited to the exact latitude, longitude, and elevation of the site has yet to be determined, but antenna will not extend more than approximately 5.5' above the highest point on the roof under any circumstances. The auxiliary van will be parked in the lot on the northern side of the property. As Zoning Administrator of the City of Marshfield, please sign below to confirm that based on our discussion(s), and based on the information provided, that a temporary antenna deployment in this location is allowable.

Very truly yours,

2/19/2013

X William Alt

William Alt
Site Acquisition Consultant
Signed by: William Alt

2/20/13
X Josh Miller

Josh Miller
Zoning Administrator



William Alt

3105 Grandview Blvd.
Madison, WI 53713
Mobile: 608-770-7882
www.Insite-Inc.com



Josh Miller
Zoning Administrator
Department of Planning & Economic Development
City of Marshfield
630 S. Central Avenue
PO Box 727
Marshfield, WI 54449
(608) 527-2390

Re: Temporary Antenna Deployment at 725 W. Upham, Marshfield, WI 54449

Dear Josh,

Insite, Inc. on behalf of Verizon Wireless, secured the rights to install a temporary antenna and temporary auxiliary van at 725 W. Upham, Marshfield, WI 54449 for a period of six (6) months and beginning on March 1, 2013 and continuing until August 31, 2013. Antennas were temporarily mounted on the roof of the building at 725 W. Upham, and an auxiliary van was parked in the lot on the northern side of the property. At this time, Verizon proposes no changes to the equipment currently in place at the property, but has requested an extension for the use of said temporary equipment while Insite, Inc. and Verizon work to secure and complete a permanent cell site to cover the Marshfield Clinic and surrounding area. As discussed on the phone, the requested extension period for the temporary equipment is for six (6) additional months; from August 31, 2013 to March 1, 2014. Insite, Inc. will provide the City of Marshfield Zoning Administrator with updates throughout the new site build process to demonstrate that Verizon making a good-faith effort to bring the permanent site on air as soon as possible. As Zoning Administrator of the City of Marshfield, please sign below to confirm that based on our discussion(s), and based on the information provided, that the temporary antenna deployment may be extended for the additional time period, with the understanding that said antennas and auxiliary van shall be removed on or before March 1, 2014.

8/6/2013

X William Alt

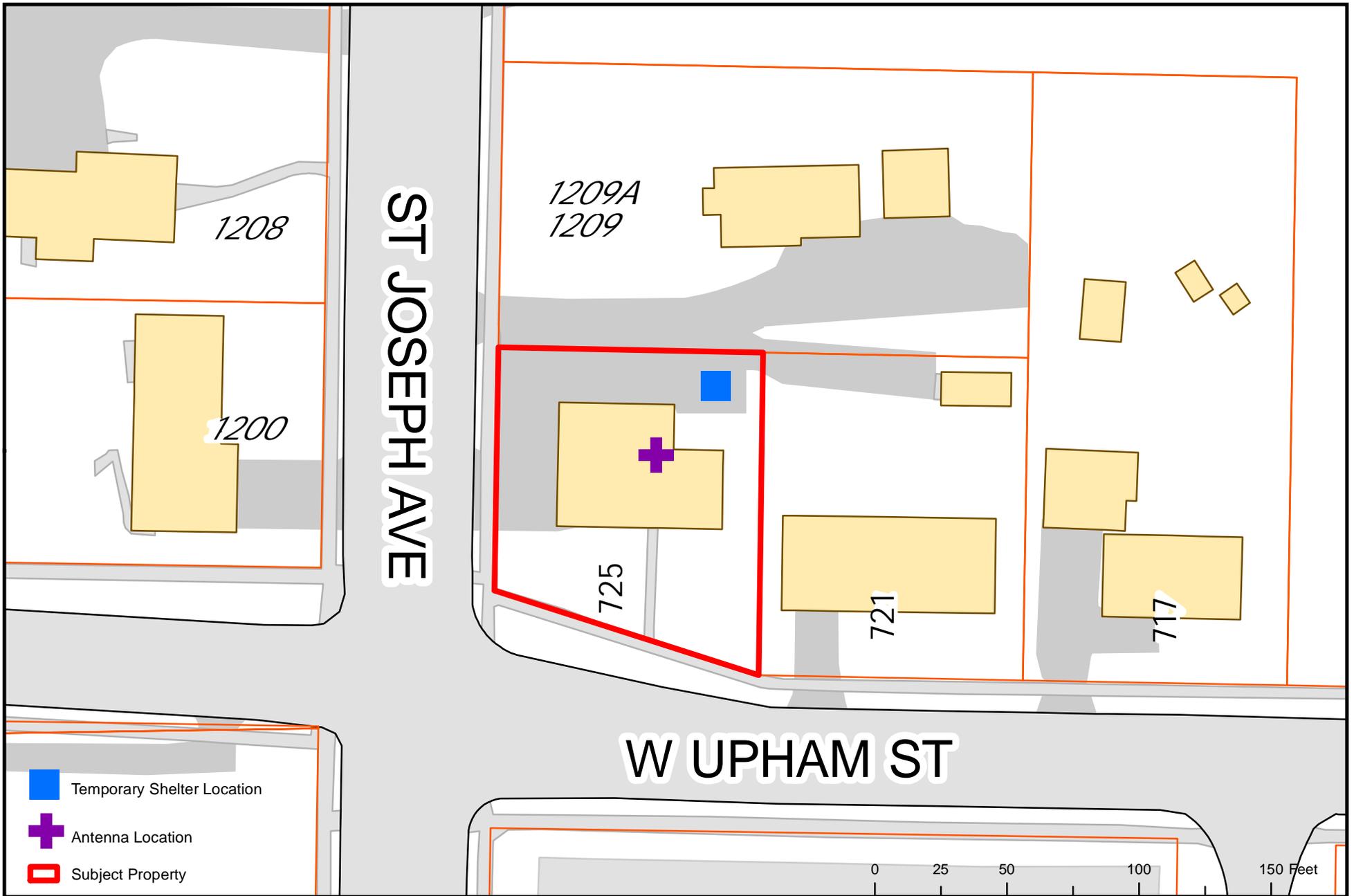
William Alt
Site Acquisition Consultant
Signed by: William Alt

X *Josh Miller*

Josh Miller
Zoning Administrator



William Alt
3105 Grandview Blvd.
Madison, WI 53713
Mobile: 608-770-7882
www.Insite-Inc.com



-  Temporary Shelter Location
-  Antenna Location
-  Subject Property



Temporary Antenna and Shelter - 725 W Upham St
City of Marshfield - Plan Commission
Meeting Date: March 18, 2014

Map Not to Scale
 Reference Only



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City of Marshfield Memorandum

TO: Plan Commission
FROM: Jason Angell, Director of Planning and Economic Development
DATE: March 18, 2014

RE: Discussion on Ordinance and Policy Amendments for new
Development.

Background

Staff has had a chance to review some of the issues that have resulted during recent development reviews, rezoning, and conditional use permit applications and we wanted to discuss these findings with the Plan Commission for possible changes to the way we handle future development projects and application reviews.

Analysis

The following is a list of items that have been discussed and some recommendations for addressing them:

1. Up until recently, Plan Commission or Common Council was not made aware of upcoming public hearings until they either saw it in the newspaper or they reviewed the packet.
We now send out notifications when we submit the public hearing notice to the newspaper. Staff will continue to send out these notifications ahead of time and does not believe a change to the ordinance is necessary.
2. Currently, we only send out notifications to properties within 100 feet of a rezoning and conditional use request. We have put together a map that shows how many properties are noticed with a 100, 200, 300, 400, and 500 foot notice.
Staff is recommending that the ordinance be amended to increase the notice distance to 200 feet.
3. Depending on the size and scope of a project, we encourage developers to have a neighborhood meeting, but do not require one. A neighborhood meeting is not necessary in many instances. However, staff wanted to discuss this with the Plan Commission to see if there is a threshold for new development (acreage, size, number of dwelling units, etc.) where the City should require that the developer hold a neighborhood meeting. Additionally, what role should the staff have for those meetings?
Staff would like feedback on this item and discuss whether a

change to the ordinance is necessary or if a simple change to our policy would address the concerns appropriately.

4. The Zoning Code requires that in the case of an adverse recommendation by the Plan Commission or when a protest petition has been submitted related to a rezoning request (neighbors formally objecting to a rezoning), the rezoning shall only be passed with a $\frac{3}{4}$ vote of all members of the Common Council. This provision is more restrictive than that State Statute requirement that allows $\frac{3}{4}$ vote of the members present.

Staff is recommending that the provision should meet the requirements in State Statute. Therefore, we are requesting direction to proceed with preparing an ordinance amendment to address this particular matter.

Plan Commission Options

The Plan Commission can make the following recommendations:

1. Approval of the request with any exceptions, conditions, or modifications the Commission feels are justifiable and applicable to the request.
2. Denial of the request with justification stated by the Plan Commission.
3. Table the request for further study.

Recommendation

Provide staff with direction on the development review questions and have staff set a public hearing and prepare a notice for the April meeting regarding a code amendment addressing those changes.

Attachments

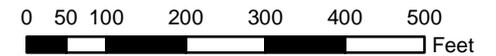
1. Map of Notice Distances

NOTICE OF PUBLIC HEARING

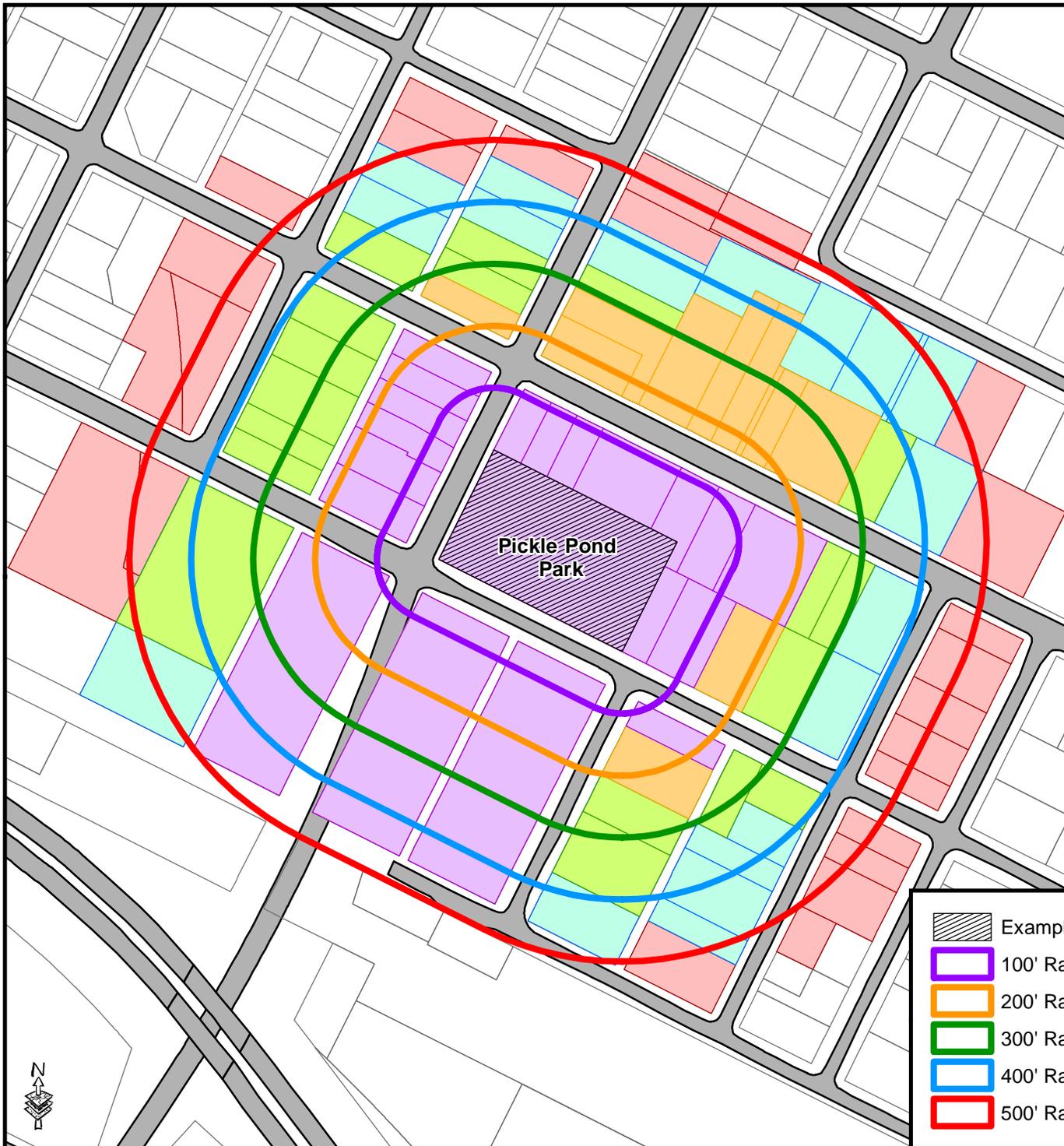
Distance of Notice

Number of Properties to be Notified:

- >100' Radius: 20 Properties
- >200' Radius: 31 Properties
- >300' Radius: 49 Properties
- >400' Radius: 68 Properties
- >500' Radius: 94 Properties



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- | | | | |
|--|--------------------------|--|----------------------|
| | Example Subject Property | | Properties w/in 100' |
| | 100' Radius | | Properties w/in 200' |
| | 200' Radius | | Properties w/in 300' |
| | 300' Radius | | Properties w/in 400' |
| | 400' Radius | | Properties w/in 500' |
| | 500' Radius | | Marshfield Parcels |





City of Marshfield Memorandum

DATE: March 13, 2014
TO: Plan Commission
FROM: Steve Barg, City Administrator
RE: Proposed Capital Improvement Program for 2015-2019

Background

Every year, the City updates its 5-year Capital Improvement Program (CIP) to reflect the current funding priorities for capital projects. Other than the annual budget, the CIP is our most important financial document. Projects contained within the CIP are financed using a combination of sources, such as tax levy, fund balances applied, long-term borrowing, user fees, and room tax revenues.

Goals

While there are many needs in the areas of streets, parks, buildings, etc., City policy lists the following as the top 2 priorities: 1) protect health and safety; and, 2) maintain existing facilities and infrastructure. After reviewing last year's budget and information from our financial advisor, the CIP Committee used the following as maximum amounts in setting capital spending caps: \$608,000/year from the operating budget; \$2,500,000/year from long-term borrowing. While this required the Committee to make tough decisions, it was financially prudent, and they were able to fund a majority of proposed projects, including nearly \$9,000,000 of asphalt mill-in-place work over this 5-year period!

Recommendation

Staff asks that the Plan Commission review the proposed CIP, and offer any suggestions for additions or changes deemed appropriate. These recommendations will then go to the Council, where the CIP will be reviewed on March 25th, and action taken on April 8th.

SB:sb

City of Marshfield
City Hall Plaza
630 S. Central Avenue
P.O. Box 727
Marshfield, WI 54449



Steve Barg
City Administrator
(715) 387-6597
Fax (715) 384-9310

DATE: March 25, 2014
TO: Mayor Meyer, Common Council, Plan Commission
FROM: Steve Barg, City Administrator
RE: Proposed Capital Improvement Program (CIP)

Introduction

On behalf of the CIP Committee, I am pleased to provide the proposed 2015-2019 Capital Improvement Program (CIP) for your review. As a 5-year plan for the development of facilities, infrastructure and other capital projects, the CIP is an important financial planning tool. The Committee and City staff worked hard to go through the growing list of capital project needs, and to prioritize these items for your consideration.

Funding Sources

Funding for capital projects comes from a variety of sources, including the following:

- Operating funds from current year tax levies, primarily budgeted in the City's general fund
- Special assessments levied against benefiting property owners, when deemed appropriate
- Borrowed funds secured from the use of long-term debt instruments, such as notes and bonds
- Room tax funds from a portion of the revenues generated by the City's 6% hotel/motel taxes
- Wastewater utility funds generated through customer fees and borrowing specific to this utility
- Non-local revenue received from other agencies, primarily the state or federal government
- Cemetery perpetual care funds from contributions made for future maintenance of grave sites
- Donations from the various civic and cultural groups, including the Wildwood Park Zoo Society
- TIF revenues from the incremental tax values generated on properties within active TIF districts

Financial Planning

The Committee began by establishing the following guidelines for the level of operating funds expected to be available for capital projects, and the maximum amount of borrowing deemed to be acceptable:

<u>Year</u>	<u>Available from operating funds</u>	<u>Maximum borrowing</u>
2015	\$608,000	\$2,500,000
2016	608,000	2,500,000
2017	608,000	2,500,000
2018	608,000	2,500,000
2019	608,000	2,500,000

The planned issuance of long-term debt for recurring projects during the 5-year period is as follows:

2015

- City Hall Plaza Basement Air Handler Replacement \$20,000
E. 29th – Hume to Veterans Parkway –
- Reconstruction \$135,000
- Asphalt Street Surfacing and Mill-in-Place - 2014 \$1,725,000
- Quiet Zone – Railroad Crossing Improvements \$55,000
- Wildwood-McMillan Connector Trail \$350,000
- Wildwood Zoo Storage/Maintenance Building \$215,000

2016

■ City Hall Asbestos Removal	\$12,000
■ City Hall Plaza Basement Air Handler Replacement	\$152,000
■ E. 29 th – Washington to Hume – Reconstruction	\$40,000
■ E. 29 th – Hume to Veterans Parkway – Reconstruction	\$306,000
■ Asphalt Street Surfacing & Mill-in-Place – 2016	\$1,900,000
■ Quiet Zone – Railroad Crossing Improvements	\$55,000
■ STH 13/Popp Avenue Area Storm Sewer	\$35,000

2017

■ City Hall Plaza 1 st Floor Tile Replacement	\$38,000
■ City Hall Plaza Brick Waterproofing	\$77,000
■ E. 29 th – Washington to Hume – Reconstruction	\$1,115,000
■ Asphalt Street Surfacing & Mill-in-Place - 2016	\$991,000
■ 4 th Street & Peach Avenue – Traffic Signal Upgrade	\$279,000

2018

■ Airport Reconstruction of Pavement	\$125,000
■ City Hall Plaza Parking Lot Slurry Seal	\$93,000
■ E. 17 th Street – Maple to Peach – Reconstruction	\$1,188,000
■ Asphalt Street Surfacing & Mill-in-Place – 2018	\$1,074,000
■ Sidewalk Reconstruction – 2018 Ordered Repairs	\$20,000

2019

■ City Hall Plaza Electrical Upgrade	\$118,000
■ City Hall Plaza Boiler Replacement	\$20,000
■ E. 29 th – Central To Washington – Reconstruction	\$150,000
■ Palmetto Ave – Becker to Grant – Street Reconstruction	\$570,000
■ Asphalt Street Surfacing & Mill-in-Place – 2018	\$1,622,000
■ Sidewalk Reconstruction – 2019 Ordered Repairs	\$20,000

The City may only borrow up to 5% of its total equalized value. Since the City's current equalized value is \$1,359,235,300 its debt limit is \$67,961,765. As of December 31, 2013, the City's outstanding debt is \$35,004,198 or 51.5% of what State law allows, which leaves \$34,957,567 of borrowing capacity available for new debt.

Unfortunately, due to the City's current tight financial condition, and its desire to limit its future debt, some capital projects were either deleted from the proposed CIP or moved into a "non-year" (sometime beyond 2019). Although these are important improvements, the Committee and staff focused its attention and the City's limited resources on projects deemed essential to public health and safety, and those that maintain our current facilities and infrastructure to the greatest degree possible.

Summary

As you can tell, the Committee had a challenging task in preparing this year's CIP. Hopefully you will find that this document represents the best possible attempt to finance important capital work, while still being financially prudent and responsible. Please let me know if you have any questions or concerns.

Respectfully submitted,



Steve Barg
City Administrator

City of Marshfield, Wisconsin
Capital Improvement Program
 2015 thru 2019

PROJECTS & FUNDING SOURCES BY DEPARTMENT

Department	Project#	Priority	2015	2016	2017	2018	2019	Total
Airport								
Replace MALSRs <i>Operating Funds</i>	AI-N-3812	1		120,000 <i>120,000</i>				120,000 <i>120,000</i>
Reconstruction of Pavement <i>Borrowed Funds - Recurring Projects</i>	AI-N-3816	1				125,000 <i>125,000</i>		125,000 <i>125,000</i>
Construct Hangar Area Including Taxiway <i>Operating Funds</i>	AI-N-3821	1					20,000 <i>20,000</i>	20,000 <i>20,000</i>
Design RW 16/24 Recon/N Parallel TW & Hangar Area <i>Operating Funds</i>	AI-N-3822	1			9,000 <i>9,000</i>			9,000 <i>9,000</i>
Airport Total				120,000	9,000	125,000	20,000	274,000
Building Services								
City Hall Plaza Carpet Replacement <i>Operating Funds</i>	BS-K-3913	1					32,000 <i>32,000</i>	32,000 <i>32,000</i>
City Hall Plaza - Electrical Upgrade <i>Borrowed Funds - Recurring Projects</i>	BS-K-3924	1					118,000 <i>118,000</i>	118,000 <i>118,000</i>
City Hall Plaza Access Control System <i>Operating Funds</i>	BS-K-3927	1	78,000 <i>78,000</i>					78,000 <i>78,000</i>
City Hall Asbestos Removal <i>Borrowed Funds - Recurring Projects</i> <i>Operating Funds</i>	BS-K-3942	1		12,000 <i>12,000</i>			40,000 <i>40,000</i>	52,000 <i>12,000</i> <i>40,000</i>
City Hall Plaza Building Automation Controls <i>Operating Funds</i>	BS-K-3945	1		25,000 <i>25,000</i>				25,000 <i>25,000</i>
City Hall Plaza Penthouse Electrical Upgrade <i>Operating Funds</i>	BS-K-3950	1	25,000 <i>25,000</i>					25,000 <i>25,000</i>
City Hall Plaza 1st Floor East Roof Project <i>Borrowed Funds - Recurring Projects</i>	BS-K-3955	1			38,000 <i>38,000</i>			38,000 <i>38,000</i>
City Hall Plaza Stairway Repair & Paint Project <i>Operating Funds</i>	BS-K-3956	1	20,000 <i>20,000</i>					20,000 <i>20,000</i>
City Hall Plaza Basement Air Handler Replacement <i>Borrowed Funds - Recurring Projects</i>	BS-K-3958	1	20,000 <i>20,000</i>	152,000 <i>152,000</i>				172,000 <i>172,000</i>
City Hall Plaza 1st Floor Tile Replacement <i>Operating Funds</i>	BS-K-3960	1	20,000 <i>20,000</i>					20,000 <i>20,000</i>
City Hall Plaza Brick Waterproofing <i>Borrowed Funds - Recurring Projects</i>	BS-K-3962	1			77,000 <i>77,000</i>			77,000 <i>77,000</i>
City Hall Plaza Parking Lot Slurry Seal <i>Borrowed Funds - Recurring Projects</i>	BS-K-3963	1				93,000 <i>93,000</i>		93,000 <i>93,000</i>
City Hall Plaza Boiler Replacement <i>Borrowed Funds - Recurring Projects</i>	BS-K-3964	1					20,000 <i>20,000</i>	20,000 <i>20,000</i>

Department	Project#	Priority	2015	2016	2017	2018	2019	Total
Building Services Total			163,000	189,000	115,000	93,000	210,000	770,000
Emergency Management								
S. Central/Airpark Rd, Em Warning Siren Replac <i>Operating Funds</i>	EM-N-5508	1		18,000 <i>18,000</i>				18,000 <i>18,000</i>
Hwy 13/Spencer Em Warning Siren Replacement <i>Operating Funds</i>	EM-N-5509	1			18,000 <i>18,000</i>			18,000 <i>18,000</i>
Emergency Management Total				18,000	18,000			36,000
Engineering								
Central Ave - Arnold to Harrison - Pavement Rehab <i>Borrowed - Taxes on Incremental Value</i>	EN-A-2120	1		56,000 <i>56,000</i>		100,000 <i>100,000</i>		156,000 <i>156,000</i>
E 29th - Washington to Hume - Reconstruct <i>Borrowed Funds - Recurring Projects</i>	EN-B-2074	2		40,000 <i>40,000</i>	1,115,000 <i>1,115,000</i>			1,155,000 <i>1,155,000</i>
E 29th - Central to Washington - Reconstruction <i>Borrowed Funds - Recurring Projects</i>	EN-B-2075	2					150,000 <i>150,000</i>	150,000 <i>150,000</i>
E 29th - Hume to Veterans Parkway - Reconstruct <i>Borrowed Funds - Recurring Projects</i>	EN-B-2195	2	135,000 <i>135,000</i>	306,000 <i>306,000</i>				441,000 <i>441,000</i>
Maple Ave - Veterans to 6th & Side Streets - Recon <i>Borrowed - Taxes on Incremental Value</i> <i>Fees - Wastewater Utility</i>	EN-C-2129	2	3,231,000 <i>3,101,000</i> <i>130,000</i>					3,231,000 <i>3,101,000</i> <i>130,000</i>
Alley Reconstruction - Central/Chestnut & 5th /6th <i>Borrowed - Taxes on Incremental Value</i>	EN-D-2017	2			73,000 <i>73,000</i>			73,000 <i>73,000</i>
E 17th Street - Maple to Peach - Reconstruction <i>Borrowed Funds - Recurring Projects</i> <i>Fees - Wastewater Utility</i>	EN-D-2067	2				1,253,000 <i>1,188,000</i> <i>65,000</i>		1,253,000 <i>1,188,000</i> <i>65,000</i>
Asphalt Street Surfacing & Mill-in-Place - 2015 <i>Borrowed Funds - Recurring Projects</i> <i>Operating Funds</i>	EN-D-2107	1	1,959,000 <i>1,725,000</i> <i>234,000</i>					1,959,000 <i>1,725,000</i> <i>234,000</i>
Alley Reconstruction - Central/Maple - 5th to 6th <i>Borrowed - Taxes on Incremental Value</i>	EN-D-2108	2			67,000 <i>67,000</i>			67,000 <i>67,000</i>
Palmetto Ave - Becker to Grant - Street Reconst <i>Borrowed Funds - Recurring Projects</i>	EN-D-2110	2					570,000 <i>570,000</i>	570,000 <i>570,000</i>
Asphalt Street Surfacing & Mill-in-Place - 2016 <i>Borrowed Funds - Recurring Projects</i> <i>Operating Funds</i>	EN-D-2139	1		2,185,000 <i>1,900,000</i> <i>285,000</i>				2,185,000 <i>1,900,000</i> <i>285,000</i>
Asphalt Street Surfacing & Mill-in-Place - 2017 <i>Borrowed Funds - Recurring Projects</i> <i>Operating Funds</i>	EN-D-2140	1			1,462,000 <i>991,000</i> <i>471,000</i>			1,462,000 <i>991,000</i> <i>471,000</i>
Asphalt Street Surfacing & Mill-in-Place - 2018 <i>Borrowed Funds - Recurring Projects</i> <i>Operating Funds</i>	EN-D-2172	1				1,213,000 <i>1,074,000</i> <i>139,000</i>		1,213,000 <i>1,074,000</i> <i>139,000</i>
Broadway Ave - Blodgett to North - Reconstruction <i>Fees - Wastewater Utility</i> <i>Operating Funds</i>	EN-D-2175	1				332,000 <i>68,000</i> <i>264,000</i>		332,000 <i>68,000</i> <i>264,000</i>
Asphalt Street Surface & Mill-in-Place - 2019 <i>Borrowed Funds - Recurring Projects</i> <i>Operating Funds</i>	EN-D-2192	1					2,080,000 <i>1,622,000</i> <i>458,000</i>	2,080,000 <i>1,622,000</i> <i>458,000</i>
Quiet Zone - Railroad Crossing Improvements <i>Borrowed Funds - Recurring Projects</i>	EN-F-2039	2	55,000 <i>55,000</i>	55,000 <i>55,000</i>				110,000 <i>110,000</i>

Department	Project#	Priority	2015	2016	2017	2018	2019	Total
4th Street & Peach Avenue - Traffic Signal Upgrade <i>Borrowed Funds - Recurring Projects</i>	EN-F-2109	1			279,000			279,000
					279,000			279,000
Traffic Signal Interconnect - Central & Vets Pkwy <i>Operating Funds</i>	EN-F-2179	2				120,000		120,000
						120,000		120,000
Sanitary Sewer Lining - City Wide <i>Fees - Wastewater Utility</i>	EN-J-1796	1	609,000	727,000	598,000	742,000	625,000	3,301,000
			609,000	727,000	598,000	742,000	625,000	3,301,000
Maple Ave - Depot to Arnold - Sanitary Reconstruct <i>Fees - Wastewater Utility</i>	EN-J-1909	2		90,000				90,000
				90,000				90,000
Apple Ave - Depot to Arnold - Sanitary Sewer <i>Fees - Wastewater Utility</i>	EN-J-2117	2		33,000				33,000
				33,000				33,000
Palmetto Ave - Depot to Blodgett - Sanitary Sewer <i>Fees - Wastewater Utility</i>	EN-J-2118	2	84,000					84,000
			84,000					84,000
W. Cleveland St - Walnut to Oak- Sanitary Sewer <i>Fees - Wastewater Utility</i>	EN-J-2144	2					250,000	250,000
							250,000	250,000
Wood Ave - Blodgett to North - Sanitary Sewer <i>Fees - Wastewater Utility</i>	EN-J-2178	1			252,000			252,000
					252,000			252,000
4th & Maple Parking Lot - Reconstruction <i>Borrowed - Taxes on Incremental Value</i>	EN-N-2071	2	40,000	180,000				220,000
			40,000	180,000				220,000
Sidewalk Reconstruction - 2015 Ordered Repairs <i>Operating Funds</i>	EN-N-2119	1	30,000					30,000
			30,000					30,000
Sidewalk Reconstruction - 2016 Ordered Repairs <i>Operating Funds</i>	EN-N-2141	1		30,000				30,000
				30,000				30,000
Sidewalk Reconstruction - 2017 Ordered Repairs <i>Operating Funds</i>	EN-N-2142	1			30,000			30,000
					30,000			30,000
Sidewalk Reconstruction - 2018 Ordered Repairs <i>Borrowed Funds - Recurring Projects</i> <i>Operating Funds</i>	EN-N-2173	1				30,000		30,000
						20,000		20,000
						10,000		10,000
Sidewalk Reconstruction - 2019 Ordered Repairs <i>Borrowed Funds - Recurring Projects</i> <i>Operating Funds</i>	EN-N-2193	1					30,000	30,000
							20,000	20,000
							10,000	10,000
Engineering Total			6,143,000	3,702,000	3,876,000	3,790,000	3,705,000	21,216,000

Fair Commission

Fairgrounds - Round Barn Improvements <i>Operating Funds</i>	FG-K-5600	1	25,000	25,000	25,000	25,000	25,000	125,000
			25,000	25,000	25,000	25,000	25,000	125,000
Fair Commission Total			25,000	25,000	25,000	25,000	25,000	125,000

Parks & Recreation

Wildwood-McMillan Connector Trail <i>Borrowed Funds - Recurring Projects</i> <i>Donations/Private Funds</i> <i>Room Tax</i>	PR-L-1647	1	499,000					499,000
			350,000					350,000
			109,000					109,000
			40,000					40,000
Wildwood Park Pond Improvements <i>Room Tax</i>	PR-L-2800	2					60,000	60,000
							60,000	60,000
Playground Development/Renovation <i>Room Tax</i>	PR-L-2804	2			50,000		50,000	100,000
					50,000		50,000	100,000
Fairgrounds softball field improvements <i>Room Tax</i>	PR-L-2808	2			20,000			20,000
					20,000			20,000

Department	Project#	Priority	2015	2016	2017	2018	2019	Total
Hefko Pool	PR-L-2811	2			500,000			500,000
<i>Borrowed - Nonrecurring Projects</i>					<i>500,000</i>			<i>500,000</i>
Wildwood Zoo Storage/Maintenance Building	PR-L-2824	2	355,000					355,000
<i>Borrowed Funds - Recurring Projects</i>			<i>215,000</i>					<i>215,000</i>
<i>Room Tax</i>			<i>140,000</i>					<i>140,000</i>
Braem Park parking lot maintenance	PR-L-2827	2		100,000				100,000
<i>Room Tax</i>				<i>100,000</i>				<i>100,000</i>
Parks and Recreation Asphalt Surface Maintenance	PR-L-2854	2			30,000		30,000	60,000
<i>Room Tax</i>					<i>30,000</i>		<i>30,000</i>	<i>60,000</i>
Park Forestry Improvement Program	PR-L-2855	2		20,000	20,000			40,000
<i>Room Tax</i>				<i>20,000</i>	<i>20,000</i>			<i>40,000</i>
Braem Park Tennis Court Renovation Project	PR-L-2857	2				140,000		140,000
<i>Room Tax</i>						<i>140,000</i>		<i>140,000</i>
ADA Park Facility Access Improvements	PR-L-2860	1	0	20,000	20,000			40,000
<i>Room Tax</i>			<i>0</i>	<i>20,000</i>	<i>20,000</i>			<i>40,000</i>
Hewitt Connector Trail	PR-L-2861	2	121,000					121,000
<i>Borrowed - Taxes on Incremental Value</i>			<i>20,000</i>					<i>20,000</i>
<i>Donations/Private Funds</i>			<i>9,000</i>					<i>9,000</i>
<i>Non-Local Revenue</i>			<i>92,000</i>					<i>92,000</i>

Parks & Recreation Total

			975,000	140,000	640,000	140,000	140,000	2,035,000
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Planning & Economic Developmen

Library & Senior Community Center Project	PL-K-6000	1	3,000,000	6,000,000				9,000,000
<i>Borrowed - Nonrecurring Projects</i>			<i>3,000,000</i>					<i>3,000,000</i>
<i>Donations/Private Funds</i>				<i>6,000,000</i>				<i>6,000,000</i>
Mill Creek Business Park Entrance Sign	PL-N-6010	1	40,000					40,000
<i>Borrowed - Taxes on Incremental Value</i>			<i>40,000</i>					<i>40,000</i>

**Planning & Economic Developmen
Total**

			3,040,000	6,000,000				9,040,000
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Police Department

GPS Emergency Vehicle Preemption System	PD-F-5710	1		23,000			23,000	46,000
<i>Operating Funds</i>				<i>23,000</i>			<i>23,000</i>	<i>46,000</i>
Garage Expansion	PD-K-5705	3				50,000	702,000	752,000
<i>Borrowed - Nonrecurring Projects</i>						<i>50,000</i>	<i>702,000</i>	<i>752,000</i>
Roof Replacement	PD-K-5706	2		50,000				50,000
<i>Operating Funds</i>				<i>50,000</i>				<i>50,000</i>
Automation Controls	PD-K-5707	3			55,000			55,000
<i>Operating Funds</i>					<i>55,000</i>			<i>55,000</i>

Police Department Total

				73,000	55,000	50,000	725,000	903,000
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Storm Water

STH 13/ Popp Avenue Area Storm Sewer	SW-G-6768	2		35,000				35,000
<i>Borrowed Funds - Recurring Projects</i>				<i>35,000</i>				<i>35,000</i>

Storm Water Total

				35,000				35,000
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University Center

Department	Project#	Priority	2015	2016	2017	2018	2019	Total
Overhead Entrance Canopy/Doors <i>Operating Funds</i>	UW-K-7300	1	9,000 9,000					9,000 9,000
Replacement of gymnasium floor <i>Operating Funds</i>	UW-K-7308	2	9,000 9,000					9,000 9,000
Repair of Campus sidewalks <i>Operating Funds</i>	UW-K-7314	1	13,000 13,000					13,000 13,000
Replace/Remodel Laird Theater and Art Space <i>Borrowed - Nonrecurring Projects</i>	UW-K-7320	2				1,000,000 1,000,000		1,000,000 1,000,000
Replace/Refurbishment of Campus Greenhouse <i>Operating Funds</i>	UW-K-7321	1		32,000 32,000				32,000 32,000
Upgrade Food Service Area <i>Operating Funds</i>	UW-K-7323	2				50,000 50,000		50,000 50,000
Remodel/Renovate Science Areas (STEM Cap. Proj) <i>Borrowed - Nonrecurring Projects</i>	UW-K-7325	2		500,000 500,000	500,000 500,000			1,000,000 1,000,000
Repair Outdoor Tennis Courts <i>Operating Funds</i>	UW-K-7326	1	12,000 12,000					12,000 12,000
Refurbish the 200 ton chiller in Laird <i>Operating Funds</i>	UW-K-7327	1	30,000 30,000					30,000 30,000
Repave 7th Street Entrance <i>Operating Funds</i>	UW-K-7328	2	8,000 8,000					8,000 8,000
Replace/Repair Roof over Music Room <i>Operating Funds</i>	UW-K-7329	1	25,000 25,000					25,000 25,000
Repair Library roof and repair stucco soffits <i>Operating Funds</i>	UW-K-7330	1	25,000 25,000					25,000 25,000
Replace Roof Top Condensers <i>Operating Funds</i>	UW-K-7331	2	25,000 25,000					25,000 25,000
Replace AHU Chilled Water Coils <i>Operating Funds</i>	UW-K-7332	2	20,000 20,000					20,000 20,000
University Center Total			176,000	532,000	500,000	50,000	1,000,000	2,258,000
Wastewater Utility								
Vactor Unloading Pad <i>Fees - Wastewater Utility</i>	WW M-7406	1		35,000 35,000				35,000 35,000
Wastewater Utility Total				35,000				35,000
GRAND TOTAL			10,522,000	10,869,000	5,238,000	4,273,000	5,825,000	36,727,000

City of Marshfield, Wisconsin
Capital Improvement Program
 2015 thru 2019

CATEGORY SUMMARY

Category	2015	2016	2017	2018	2019	Total
A - Street - Principal Arterial		56,000		100,000		156,000
B - Street - Minor Arterial	135,000	346,000	1,115,000		150,000	1,746,000
C - Street - Collector	3,231,000					3,231,000
D - Street - Residential/Neighborhood	1,959,000	2,185,000	1,602,000	2,798,000	2,650,000	11,194,000
E - Intersections						
F - Traffic Control	55,000	78,000	279,000	120,000	23,000	555,000
G - Storm Sewer - Trunk		35,000				35,000
H - Storm Sewer - Collector						
J - Sanitary Sewer	693,000	850,000	850,000	742,000	875,000	4,010,000
K - Public Buildings	3,364,000	6,796,000	695,000	218,000	1,937,000	13,010,000
L - Parks	975,000	140,000	640,000	140,000	140,000	2,035,000
M - Wastewater Utility		35,000				35,000
N - Miscellaneous/other	110,000	348,000	57,000	155,000	50,000	720,000
TOTAL	10,522,000	10,869,000	5,238,000	4,273,000	5,825,000	36,727,000

City of Marshfield, Wisconsin
Capital Improvement Program
 2015 thru 2019

PROJECTS BY YEAR

Project Name	Department	Project #	Priority	Project Cost
2015				
City Hall Plaza Access Control System	Building Services	BS-K-3927	1	78,000
City Hall Plaza Penthouse Electrical Upgrade	Building Services	BS-K-3950	1	25,000
City Hall Plaza Stairway Repair & Paint Project	Building Services	BS-K-3956	1	20,000
City Hall Plaza Basement Air Handler Replacement	Building Services	BS-K-3958	1	20,000
City Hall Plaza 1st Floor Tile Replacement	Building Services	BS-K-3960	1	20,000
E 29th - Hume to Veterans Parkway - Reconstruct	Engineering	EN-B-2195	2	135,000
Maple Ave - Veterans to 6th & Side Streets - Recon	Engineering	EN-C-2129	2	3,231,000
Asphalt Street Surfacing & Mill-in-Place - 2015	Engineering	EN-D-2107	1	1,959,000
Quiet Zone - Railroad Crossing Improvements	Engineering	EN-F-2039	2	55,000
Sanitary Sewer Lining - City Wide	Engineering	EN-J-1796	1	609,000
Palmetto Ave - Depot to Blodgett - Sanitary Sewer	Engineering	EN-J-2118	2	84,000
4th & Maple Parking Lot - Reconstruction	Engineering	EN-N-2071	2	40,000
Sidewalk Reconstruction - 2015 Ordered Repairs	Engineering	EN-N-2119	1	30,000
Fairgrounds - Round Barn Improvements	Fair Commission	FG-K-5600	1	25,000
Wildwood-McMillan Connector Trail	Parks & Recreation	PR-L-1647	1	499,000
Wildwood Zoo Storage/Maintenance Building	Parks & Recreation	PR-L-2824	2	355,000
ADA Park Facility Access Improvements	Parks & Recreation	PR-L-2860	1	0
Hewitt Connector Trail	Parks & Recreation	PR-L-2861	2	121,000
Library & Senior Community Center Project	Planning & Economic Developmen	PL-K-6000	1	3,000,000
Mill Creek Business Park Entrance Sign	Planning & Economic Developmen	PL-N-6010	1	40,000
Overhead Entrance Canopy/Doors	University Center	UW-K-7300	1	9,000
Replacement of gymnasium floor	University Center	UW-K-7308	2	9,000
Repair of Campus sidewalks	University Center	UW-K-7314	1	13,000
Repair Outdoor Tennis Courts	University Center	UW-K-7326	1	12,000
Refurbish the 200 ton chiller in Laird	University Center	UW-K-7327	1	30,000
Repave 7th Street Entrance	University Center	UW-K-7328	2	8,000
Replace/Repair Roof over Music Room	University Center	UW-K-7329	1	25,000
Repair Library roof and repair stucco soffits	University Center	UW-K-7330	1	25,000
Replace Roof Top Condensers	University Center	UW-K-7331	2	25,000
Replace AHU Chilled Water Coils	University Center	UW-K-7332	2	20,000
Total for 2015				10,522,000
2016				
Replace MALSRs	Airport	AI-N-3812	1	120,000
City Hall Asbestos Removal	Building Services	BS-K-3942	1	12,000
City Hall Plaza Building Automation Controls	Building Services	BS-K-3945	1	25,000
City Hall Plaza Basement Air Handler Replacement	Building Services	BS-K-3958	1	152,000
S. Central/Airpark Rd, Em Warning Siren Replac	Emergency Management	EM-N-5508	1	18,000
Central Ave - Arnold to Harrison - Pavement Rehab	Engineering	EN-A-2120	1	56,000
E 29th - Washington to Hume - Reconstruct	Engineering	EN-B-2074	2	40,000
E 29th - Hume to Veterans Parkway - Reconstruct	Engineering	EN-B-2195	2	306,000
Asphalt Street Surfacing & Mill-in-Place - 2016	Engineering	EN-D-2139	1	2,185,000
Quiet Zone - Railroad Crossing Improvements	Engineering	EN-F-2039	2	55,000
Sanitary Sewer Lining - City Wide	Engineering	EN-J-1796	1	727,000

Project Name	Department	Project #	Priority	Project Cost
Maple Ave - Depot to Arnold - Sanitary Reconstruct	Engineering	EN-J-1909	2	90,000
Apple Ave - Depot to Arnold - Sanitary Sewer	Engineering	EN-J-2117	2	33,000
4th & Maple Parking Lot - Reconstruction	Engineering	EN-N-2071	2	180,000
Sidewalk Reconstruction - 2016 Ordered Repairs	Engineering	EN-N-2141	1	30,000
Fairgrounds - Round Barn Improvements	Fair Commission	FG-K-5600	1	25,000
Braem Park parking lot maintenance	Parks & Recreation	PR-L-2827	2	100,000
Park Forestry Improvement Program	Parks & Recreation	PR-L-2855	2	20,000
ADA Park Facility Access Improvements	Parks & Recreation	PR-L-2860	1	20,000
Library & Senior Community Center Project	Planning & Economic Developmen	PL-K-6000	1	6,000,000
GPS Emergency Vehicle Preemption System	Police Department	PD-F-5710	1	23,000
Roof Replacement	Police Department	PD-K-5706	2	50,000
STH 13/ Popp Avenue Area Storm Sewer	Storm Water	SW-G-6768	2	35,000
Replace/Refurbishment of Campus Greenhouse	University Center	UW-K-7321	1	32,000
Remodel/Renovate Science Areas (STEM Cap. Proj)	University Center	UW-K-7325	2	500,000
Vactor Unloading Pad	Wastewater Utility	WW M-7406	1	35,000
Total for 2016				10,869,000

2017

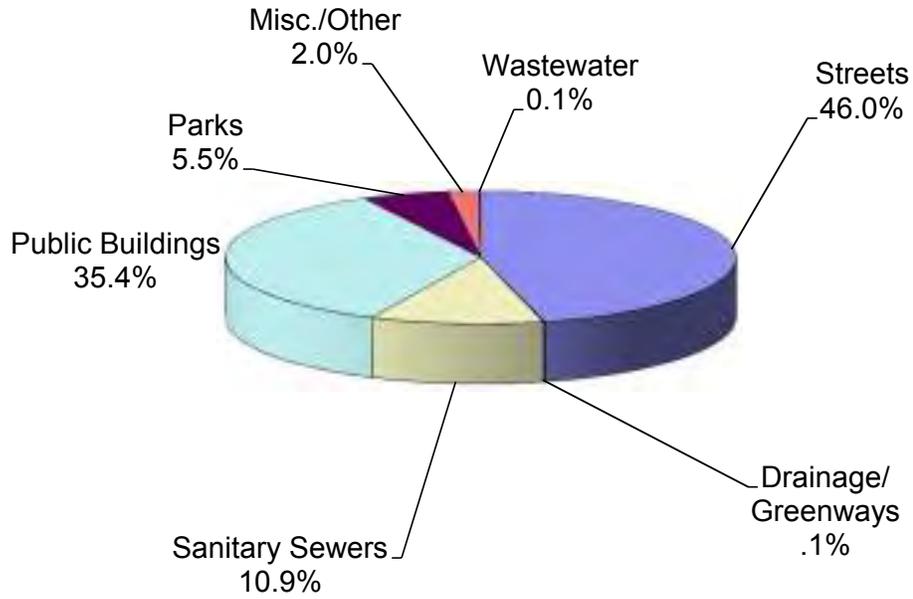
Design RW 16/24 Recon/N Parallel TW & Hangar Area	Airport	AI-N-3822	1	9,000
City Hall Plaza 1st Floor East Roof Project	Building Services	BS-K-3955	1	38,000
City Hall Plaza Brick Waterproofing	Building Services	BS-K-3962	1	77,000
Hwy 13/Spencer Em Warning Siren Replacement	Emergency Management	EM-N-5509	1	18,000
E 29th - Washington to Hume - Reconstruct	Engineering	EN-B-2074	2	1,115,000
Alley Reconstruction - Central/Chestnut & 5th /6th	Engineering	EN-D-2017	2	73,000
Alley Reconstruction - Central/Maple - 5th to 6th	Engineering	EN-D-2108	2	67,000
Asphalt Street Surfacing & Mill-in-Place - 2017	Engineering	EN-D-2140	1	1,462,000
4th Street & Peach Avenue - Traffic Signal Upgrade	Engineering	EN-F-2109	1	279,000
Sanitary Sewer Lining - City Wide	Engineering	EN-J-1796	1	598,000
Wood Ave - Blodgett to North - Sanitary Sewer	Engineering	EN-J-2178	1	252,000
Sidewalk Reconstruction - 2017 Ordered Repairs	Engineering	EN-N-2142	1	30,000
Fairgrounds - Round Barn Improvements	Fair Commission	FG-K-5600	1	25,000
Playground Development/Renovation	Parks & Recreation	PR-L-2804	2	50,000
Fairgrounds softball field improvements	Parks & Recreation	PR-L-2808	2	20,000
Hefko Pool	Parks & Recreation	PR-L-2811	2	500,000
Parks and Recreation Asphalt Surface Maintenance	Parks & Recreation	PR-L-2854	2	30,000
Park Forestry Improvement Program	Parks & Recreation	PR-L-2855	2	20,000
ADA Park Facility Access Improvements	Parks & Recreation	PR-L-2860	1	20,000
Automation Controls	Police Department	PD-K-5707	3	55,000
Remodel/Renovate Science Areas (STEM Cap. Proj)	University Center	UW-K-7325	2	500,000
Total for 2017				5,238,000

2018

Reconstruction of Pavement	Airport	AI-N-3816	1	125,000
City Hall Plaza Parking Lot Slurry Seal	Building Services	BS-K-3963	1	93,000
Central Ave - Arnold to Harrison - Pavement Rehab	Engineering	EN-A-2120	1	100,000
E 17th Street - Maple to Peach - Reconstruction	Engineering	EN-D-2067	2	1,253,000
Asphalt Street Surfacing & Mill-in-Place - 2018	Engineering	EN-D-2172	1	1,213,000
Broadway Ave - Blodgett to North - Reconstruction	Engineering	EN-D-2175	1	332,000
Traffic Signal Interconnect - Central & Vets Pkwy	Engineering	EN-F-2179	2	120,000
Sanitary Sewer Lining - City Wide	Engineering	EN-J-1796	1	742,000
Sidewalk Reconstruction - 2018 Ordered Repairs	Engineering	EN-N-2173	1	30,000
Fairgrounds - Round Barn Improvements	Fair Commission	FG-K-5600	1	25,000
Braem Park Tennis Court Renovation Project	Parks & Recreation	PR-L-2857	2	140,000
Garage Expansion	Police Department	PD-K-5705	3	50,000
Upgrade Food Service Area	University Center	UW-K-7323	2	50,000

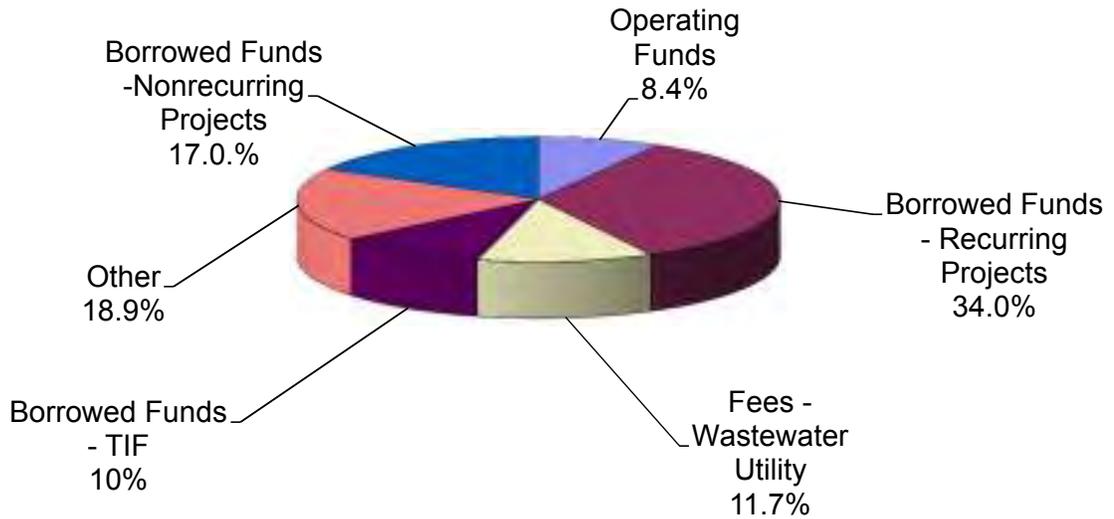
Project Name	Department	Project #	Priority	Project Cost
Total for 2018				4,273,000
2019				
Construct Hangar Area Including Taxiway	Airport	AI-N-3821	1	20,000
City Hall Plaza Carpet Replacement	Building Services	BS-K-3913	1	32,000
City Hall Plaza - Electrical Upgrade	Building Services	BS-K-3924	1	118,000
City Hall Asbestos Removal	Building Services	BS-K-3942	1	40,000
City Hall Plaza Boiler Replacement	Building Services	BS-K-3964	1	20,000
E 29th - Central to Washington - Reconstruction	Engineering	EN-B-2075	2	150,000
Palmetto Ave - Becker to Grant - Street Reconst	Engineering	EN-D-2110	2	570,000
Asphalt Street Surface & Mill-in-Place - 2019	Engineering	EN-D-2192	1	2,080,000
Sanitary Sewer Lining - City Wide	Engineering	EN-J-1796	1	625,000
W. Cleveland St - Walnut to Oak- Sanitary Sewer	Engineering	EN-J-2144	2	250,000
Sidewalk Reconstruction - 2019 Ordered Repairs	Engineering	EN-N-2193	1	30,000
Fairgrounds - Round Barn Improvements	Fair Commission	FG-K-5600	1	25,000
Wildwood Park Pond Improvements	Parks & Recreation	PR-L-2800	2	60,000
Playground Development/Renovation	Parks & Recreation	PR-L-2804	2	50,000
Parks and Recreation Asphalt Surface Maintenance	Parks & Recreation	PR-L-2854	2	30,000
GPS Emergency Vehicle Preemption System	Police Department	PD-F-5710	1	23,000
Garage Expansion	Police Department	PD-K-5705	3	702,000
Replace/Remodel Laird Theater and Art Space	University Center	UW-K-7320	2	1,000,000
Total for 2019				5,825,000
GRAND TOTAL				36,727,000

**2015-2019
CAPITAL IMPROVEMENT PROGRAM
SUMMARY BY PROJECT TYPE**



Streets	\$16,882,000
Drainage/Greenways	35,000
Sanitary Sewers	4,010,000
Public Buildings	13,010,000
Parks	2,035,000
Wastewater	35,000
Misc./Other	720,000
Total	<u><u>\$36,727,000</u></u>

**2015-2019
CAPITAL IMPROVEMENT PROGRAM
SUMMARY BY FUNDING SOURCE**



Operating Funds		\$3,040,000
Borrowed Funds - Recurring Projects		12,500,000
Borrowed Funds - Nonrecurring Projects		6,252,000
Borrowed Funds - TIF		3,677,000
Wastewater Utility Fees		4,308,000
Wastewater Utility Debt		0
Other		
Non-Local Funding	\$92,000	
Room Tax Funds	740,000	
Donations/Private Funds	6,118,000	6,950,000
		<u>\$36,727,000</u>